

**Miami Beach Redevelopment Agency
Commission Chambers, 3rd Floor, City Hall
1700 Convention Center Drive
October 13, 2004**

Chairman of the Board David Dermer
Member of the Board Matti Herrera Bower
Member of the Board Simon Cruz
Member of the Board Luis R. Garcia, Jr.
Member of the Board Saul Gross
Member of the Board Jose Smith
Member of the Board Richard L. Steinberg

Executive Director Jorge M. Gonzalez
Assistant Director Christina M. Cuervo
Assistant Director Mayra Diaz Buttacavoli
General Counsel Murray H. Dubbin
Secretary Robert E. Parcher

AGENDA

1. ROLL CALL

2. OLD BUSINESS

- A Report Of The Itemized Revenues And Expenditures Of The Miami Beach Redevelopment Agency For The Month Of August 2004. (Page 533)

3. NEW BUSINESS

- A A Resolution Of The Chairman And Members Of The Miami Beach Redevelopment Agency (RDA) Approving And Authorizing The Executive Director To Execute A Modification Of The Letter Agreement Between The Miami Beach Redevelopment Agency, The City Of Miami Beach And The Courts At South Beach Limited, A Florida Limited Partnership F/K/A Cobb Partners South Beach Limited, Dated March 25, 2003; Said Modification Extending The Closing Date On The Library Facility To December 31, 2004, Subject To Certain Conditions And Limitations Expressed Therein; And Further Appropriating \$42,415.35 In Available South Pointe Redevelopment Area Trust Funds Toward Improvements To The Library Space.
Joint City Commission and Redevelopment Agency (Page 581)

End of RDA Agenda



HOW A PERSON MAY APPEAR BEFORE THE REDEVELOPMENT AGENCY OF THE CITY OF MIAMI BEACH, FLORIDA

The regularly scheduled meetings of the Redevelopment Agency are established by Resolution and are generally held on the same day the Miami Beach City Commission holds their regularly scheduled meetings. The Redevelopment Agency meetings commence at 10:00 a.m.

1. Jorge M. Gonzalez has been designated as the Agency's Executive Director.
Robert Parcher has been designated as the Agency's Secretary.
 2. Person requesting placement of an item on the agenda must provide a written statement to the Agency Executive Director, 4th Floor, City Hall, 1700 Convention Center Drive, telephone 673-7285, outlining the subject matter of the proposed presentation. In order to determine whether or not the request can be handled administratively, an appointment will be set up to discuss the matter with a member of the Executive Director's staff. Procedurally, "Request for Agenda Consideration" will not be placed upon the Agency agenda until after Administrative staff review. Such review will ensure that the issue has been addressed in sufficient detail so that the Agency members may be fully apprised of the matter to be presented. Persons will be allowed three (3) minutes to make their presentation and will be limited to those subjects included in their written request. Such written requests must be received in the Executive Director's office no later than noon on Tuesday of the week prior to the scheduled Agency meeting to allow time for processing and inclusion in the agenda package.
 3. Once an agenda for the Redevelopment Agency meeting is published, and a person wishes to speak on items listed on the agenda, he/she may call or come to the Agency Secretary's Office, 1st floor, City Hall, 1700 Convention Center Drive, telephone 673-7411, before 5:00 p.m., on the Tuesday prior to the Agency meeting and give their name, the agenda item to be discussed and, where known, the agenda item number.
- Copies of the Agency agenda may be reviewed at the Agency's Secretary Office (City Clerk's Office) on the Monday prior to the Agency's regular meeting.
- The complete agenda, with all backup material, is available for inspection on the Monday prior to the Agency meeting at the Agency Secretary office (City Clerk's Office).
4. All persons who have been listed by the Agency Secretary to speak on the agenda item in which they are specifically interested, will be allowed up to three (3) minutes to present their views.

Robert Parcher
Agency Secretary

March 7, 2001

CITY OF MIAMI BEACH

**2004 CITY COMMISSION AND
REDEVELOPMENT AGENCY MEETINGS**

January 14 (Wednesday)

February 4 (Wednesday)

February 25 (Wednesday)

March 17 (Wednesday)

April 14 (Wednesday)

May 5 (Wednesday)

May 26 (Wednesday)

June 9 (Wednesday)

July 7 (Wednesday)

July 28 (Wednesday)

August City Commission in Recess – NO MEETINGS

September 8 (Wednesday)

October 13 (Wednesday)

November 10 (Wednesday)

December 8 (Wednesday)

**REPORT OF THE ITEMIZED
REVENUES AND EXPENDITURES

OF THE

MIAMI BEACH REDEVELOPMENT
AGENCY

FOR THE MONTH OF
AUGUST 2004**

Agenda Item 2A
Date 10-13-04

MIAMI BEACH REDEVELOPMENT AGENCY

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.ci.miami-beach.fl.us



REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and Members of
the Miami Beach Redevelopment Agency

Date: October 13, 2004

From: Jorge M. Gonzalez
Executive Director

**Subject: REPORT OF THE ITEMIZED REVENUES AND EXPENDITURES OF THE
MIAMI BEACH REDEVELOPMENT AGENCY FOR THE ELEVEN MONTHS
ENDED AUGUST 31, 2004**

On July 15, 1998 the Chairman and Members of the Board of the Miami Beach Redevelopment Agency resolved that an itemized report of the revenues and expenditures of the Miami Beach Redevelopment Agency, with respect to each redevelopment area, would be made available to the Chairman and Members of the Board of the Miami Beach Redevelopment Agency at the end of each month. Further, it was resolved that such report would be made available no later than five days prior to the second regularly scheduled Redevelopment Agency meeting in the month immediately following the month for which such report is prepared and that the report would be placed on the Redevelopment Agency Agenda for the second meeting of each month as a discussion item. Because the distribution date for the second Commission meeting of some months falls prior to our receipt of bank statements for the month, we advised on October 21, 1998, that beginning with the report for the month ending October 31, 1998 all monthly Redevelopment Agency reports would henceforth be included as part of the agenda for the first Commission meeting of each month.

The attached material includes the following:

Section A - South Pointe Redevelopment District

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2003 and the Eleven Months Ended August 31, 2004
- Check and Wire Transfer Register sorted by Project and Type of Expenditure for the Eleven Months Ended August 31, 2004
- Narrative of Major Projects Planned and/or Underway

Section B - City Center Redevelopment District

- Summary of Cash Basis Transactions by Project and by Expenditure Type for the Fiscal Years Ended September 30, 1988 through 2003 and the Eleven Months Ended August 31, 2004

- Check and Wire Transfer Register sorted by Project and Type of Expenditure for the Eleven Months Ended August 31, 2004
- Narrative of Major Projects Planned and/or Underway

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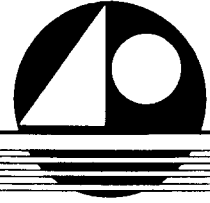
SOUTH POINTE

REDEVELOPMENT DISTRICT

FINANCIAL INFORMATION

FOR THE MONTH ENDED

AUGUST 31, 2004



October 13, 2004

TO: Jorge M. Gonzalez, Executive Director

FROM: Patricia D. Walker, Chief Financial Officer *[Signature]*
City of Miami Beach

**SUBJECT: South Pointe Redevelopment District Financial Information
For the Eleven Months Ended August 31, 2004**

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the South Pointe Redevelopment District. The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1987 through August 31, 2004 approximately \$101,562,000 of revenues were received in the South Pointe District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

\$ 81,505,000 - Incremental Ad Valorem tax;
\$ 6,860,000 - Bond proceeds;
\$ 5,188,000 - Land sale;
\$ 2,969,000 - Rental income;
\$ 2,946,000 - Interest income;
\$ 1,000,000 - Loan from the City of Miami Beach;
\$ 350,000 - State Grant; and
\$ 744,000 - From various sources.

The opening cash balance for October 1, 1987 was approximately \$1,042,000; therefore, the total amount of funds available for the period was \$102,604,000.

On the expenditure side, approximately \$67,396,000 has been expended from October 1, 1987 through August 31, 2004.

**SOUTH POINTE
Redevelopment District**

**CITY CENTER
Redevelopment District**

These approximate expenditures were primarily made in the following areas:

- \$ 15,608,000 - Cobb/Courts Project;
- \$ 13,192,000 - Debt Service Payments;
- \$ 9,134,000 - Portofino Project;
- \$ 9,290,000 - South Pointe Streetscape/Park
- \$ 5,725,000 - Marina Project;
- \$ 5,311,000 - Administrative Costs;
- \$ 6,447,000 - SSDI Project
- \$ 1,045,000 - Carner-Mason Settlement and Other Reimbursements,
- \$ 276,000 - Community Policing
- \$ 1,368,000 - Other Project Costs.

The cash balance as of August 31, 2004 is approximately \$35,208,000. This balance consisted of the following amounts:

- \$ 33,661,000 – Cash and Investment balance,
- \$ 37,000 – 1989 Bonds Sinking Fund Interest Account,
- \$ 708,000 – 1989 Bonds Sinking Debt Service Reserve Account,
- \$ 802,000 – 1989 Bonds Sinking Fund Principal Account.

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SUMMARY OF
CASH BASIS TRANSACTIONS
FOR THE MONTH ENDED
AUGUST 31, 2004

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2004 (through August 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
OPENING CASH/INVSTMT BALANCE	\$ 1,041,730	\$ 24,468,150	
REVENUE			
- Tax increment - City	35,587,488	8,158,214	\$ 43,745,702
- Tax increment - County	30,126,612	7,013,077	37,139,689
- Tax increment (Interest) - County	26,627	-	26,627
- Tax increment - Children's Trust	-	592,809	592,809
- Bond proceeds	6,860,000	-	6,860,000
- Cobb Partners - Closing Parcel 1, 2	5,187,944	-	5,187,944
- Marina rental income	2,812,907	155,888	2,968,795
- Interest income	2,668,675	277,077	2,945,752
- Loan from City	1,000,000	-	1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
- Other Grants	-	5,000	5,000
- St. sales tax (receipt - income for pmt. to St)	174,653	15,192	189,845
- Daughters of Israel contrib.-reloc. Mikvah	28,000	-	28,000
- Consulting fee refund-Rahn S. Beach	27,026	-	27,026
- Olympus Hldg.-reimb. Portofino advertsg.	24,405	-	24,405
- Mendelson environ. reimb./refund	10,000	-	10,000
- Regosa Engineering refund - Marina	8,500	-	8,500
- Portofino DRI Payment from Greenberg T.	18,056	-	18,056
- Payment received from Greenberg T. for CMB	23,500	-	23,500
- Payment received from Olympus Holdings, Inc.	96,276	-	96,276
- Payment received from Marquesa, Inc.	2,000	-	2,000
- Cost of asbestos remediation reimb.-Cobb	5,800	-	5,800
- Miscellaneous income	4,719	-	4,719
- Galbut & Galbut contrib.-reloc. Mikvah	3,500	-	3,500
- Murano Two, Ltd-Cash Bond per Agreement	242,000	-	242,000
- Other (void ck; IRS refund; Am. Bonding)	41,666	14,242	55,908
Total Revenues	85,330,354	16,231,499	\$ 101,561,853

EXPENDITURES

PROJECTS

Cobb/Courts	(15,608,223)	-	(15,608,223)
Marina	(5,573,542)	(151,855)	(5,725,397)

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Project
Fiscal Years 1988 - 2004 (through August 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
Portofino	(6,808,294)	(2,325,927)	(9,134,221)
South Pointe Streetscape	(8,325,661)	(964,543)	(9,290,204)
SSDI	(5,954,550)	(492,391)	(6,446,941)
Fifth St. Beautification	(300,000)	-	(300,000)
Beach Colony (l'scape/stscape/site imprvmt)	(80,912)	-	(80,912)
Marriott	(53,061)	-	(53,061)
Washington Ave.	(468,669)	(463)	(469,132)
Design guidelines	(43,708)	-	(43,708)
MBTMA/Mobility	(32,225)	-	(32,225)
S. Pointe Zoning	(20,819)	-	(20,819)
Alaska Baywalk	(38,876)	(36,510)	(75,386)
Victory/Community Gardens	(27,083)	(128,878)	(155,961)
Washington Park	-	(625)	(625)
Water/Sewer Pump Station Upgrade	-	(47,583)	(47,583)
Flamingo S. Bid A R.O.W.	-	(31,479)	(31,479)
Miscellaneous	(56,159)	-	(56,159)
Total Projects	(43,391,782)	(4,180,254)	(47,572,036)
<u>ADMINISTRATIVE</u>	(5,117,012)	(193,623)	(5,310,635)
<u>DEBT SERVICE/LOAN REPAYMENT</u>	(12,350,407)	(841,534)	(13,191,941)
<u>MISCELLANEOUS</u>			
Carner Mason settlement	(946,163)	-	(946,163)
City of Miami Beach (reimburse water main)	(74,067)	-	(74,067)
Miscellaneous	(24,503)	-	(24,503)
	(1,044,733)	-	(1,044,733)
<u>COMMUNITY POLICING</u>	-	(276,024)	(276,024)
TOTAL EXPENDITURES	(61,903,934)	(5,491,435)	\$ (67,395,369)
ENDING CASH/INVSTMT. BALANCE	\$ 24,468,150	\$ 35,208,214	

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Expenditure Type
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- Cobb Partners - Closing Parcel 1, 2	5,187,944	-	5,187,944
- Marina rental income	2,812,907	155,888	2,968,795
- Interest income	2,668,675	277,077	2,945,752
- Loan from City	1,000,000	-	1,000,000
- Grants (Fla. Inland Navig.; shoreline restore.)	350,000	-	350,000
- Other Grants	-	5,000	5,000
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- Murano Two, Ltd-Cash Bond per Agreement	242,000	-	242,000
- Other (void ck; IRS refund; Am. Bonding)	41,666	14,242	55,908
Total Revenues	85,330,354	16,231,499	\$ 101,561,853
Expenditures			
Land acquisition	(9,444,065)	-	\$ (9,444,065)
Legal fees/costs	(6,724,780)	(313,143)	(7,037,923)
Professional services	(3,732,276)	(1,086,271)	(4,818,547)
Construction	(13,636,259)	(492,391)	(14,128,650)

Redevelopment Agency - South Pointe District
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1988 - 2004 (through August 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
Utilities relocation	(1,873,213)	-	(1,873,213)
Environmental	(397,344)	-	(397,344)
Submerged land lease	(1,719,239)	(147,512)	(1,866,751)
Lease agreements	(2,433,437)	(1,844,458)	(4,277,895)
Miscellaneous	(2,148,965)	(5,832)	(2,154,797)
Property Taxes	(226,942)	(48,647)	(275,589)
Administration	(5,117,012)	(193,623)	(5,310,635)
Debt Service/loan repayment	(12,350,407)	(841,534)	(13,191,941)
Refund of Cash Bond	-	(242,000)	(242,000)
Miscellaneous Project Costs	(2,099,995)	-	(2,099,995)
Community Policing	-	(276,024)	(276,024)
	<u>(61,903,934)</u>	<u>(5,491,435)</u>	<u>\$ (67,395,369)</u>
ENDING CASH/INVSTMT. BALANCE	<u>\$ 24,468,150</u>	<u>\$ 35,208,214</u>	

**CHECK & WIRE TRANSFER
REGISTER**

SORTED BY

**PROJECT & TYPE OF
EXPENDITURE**

**FOR THE MONTH ENDED
AUGUST 31, 2004**

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through August 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6162	01/15/04	***Void***	0.00		Administration
6245	05/03/04	***Void***	0.00		Administration
6262	06/03/04	***Void***	0.00		Administration
6296	07/12/04	***Void***	0.00		Administration
			<u>0.00</u>		
6104	10/16/03	Anna Parekh	91.65	Miscellaneous-telephone	Administration
6116	10/27/03	International Council Of Shopping Centers	135.00	Registration Fee	Administration
6125	11/12/03	International Council Of Shopping Centers	260.00	Registration Fee	Administration
6132	11/21/03	International Council Of Shopping Centers	30.00	Registration Fee	Administration
6158	01/12/04	Department of Community Affairs	200.00	Annual Special District Fee	Administration
6159	01/12/04	Anna Parekh	81.76	Miscellaneous-telephone	Administration
6175	01/30/04	Iron Mountain	83.18	Miscellaneous-storage	Administration
6180	02/03/04	Federal Express	16.67	Miscellaneous-courier	Administration
6183	02/10/04	City of Miami Beach	288.00	Miscellaneous-trip	Administration
6185	02/12/04	Iron Mountain	41.59	Miscellaneous-storage	Administration
6193	02/27/04	Toshiba Business Solution	192.88	Miscellaneous-copier usage	Administration
6206	03/11/04	Toshiba Business Solution	192.88	Miscellaneous-copier usage	Administration
6210	03/15/04	Rockhurst Continuing Ed	69.50	Miscellaneous-Training	Administration
6215	03/23/04	Toshiba Business Solution	192.89	Miscellaneous-copier usage	Administration
6242	04/29/04	Juan Rodriguez	117.50	Miscellaneous-Training	Administration
6246	05/03/04	Berkowitz Development Group, Inc.	1,616.80	Miscellaneous-Travel Expenses/Potamkin	Administration
6257	05/26/04	T-Square Express	103.82	Miscellaneous-Maps	Administration
6269	06/09/04	Iron Mountain	43.06	Miscellaneous-storage	Administration
6287	06/23/04	Kevin Crowder	219.14	Miscellaneous-Travel Expenses/FL RDA	Administration
6295	07/12/04	City of Miami Beach	89.67	Reimb CMB-MBIA Investment Svcs	Administration
6318	08/24/04	City of Miami Beach	873.45	Reimb CMB-MBIA Investment Svcs	Administration
6319	08/24/04	City of Miami Beach	872.98	Reimb CMB-MBIA Investment Svcs	Administration
6320	08/24/04	City of Miami Beach	960.90	Reimb CMB-MBIA Investment Svcs	Administration
6328	08/24/04	Iron Mountain	43.06	Miscellaneous-storage	Administration
			<u>6,816.38</u>		
6110	10/23/03	Corporate Express	60.00	Office Supplies	Administration
6126	11/14/03	Corporate Express	66.21	Office Supplies	Administration
6128	11/14/03	Corporate Express	20.04	Office Supplies	Administration
6165	01/15/04	Corporate Express	27.15	Office Supplies	Administration
6182	02/10/04	Corporate Express	168.59	Office Supplies	Administration
6191	02/25/04	Corporate Express	13.98	Office Supplies	Administration
6200	03/09/04	Tampa Envelope Mfg. & Paper Co., Inc.	53.75	Office Supplies	Administration
6209	03/15/04	Corporate Express	241.07	Office Supplies	Administration
6211	03/23/04	Corporate Express	10.48	Office Supplies	Administration
6218	03/29/04	Corporate Express	23.42	Office Supplies	Administration
6228	04/02/04	Corporate Express	116.77	Office Supplies	Administration
6241	04/22/04	Corporate Express	17.22	Office Supplies	Administration
6243	04/30/04	Corporate Express	52.64	Office Supplies	Administration
6250	05/10/04	Corporate Express	38.40	Office Supplies	Administration
6261	06/03/04	Corporate Express	81.01	Office Supplies	Administration
6268	06/07/04	Corporate Express	80.24	Office Supplies	Administration
6285	06/17/04	Corporate Express	188.21	Office Supplies	Administration
6297	07/12/04	Corporate Express	66.36	Office Supplies	Administration
6301	07/16/04	Corporate Express	60.77	Office Supplies	Administration
6306	07/26/04	Corporate Express	25.36	Office Supplies	Administration
6312	07/30/04	Corporate Express	77.05	Office Supplies	Administration
6326	08/24/04	Corporate Express	676.26	Office Supplies	Administration
			<u>2,164.98</u>		
Wire	10/15/03	Florida Department of Revenue	299.79	Sales Tax	Administration
Wire	11/18/03	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	12/18/03	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	01/20/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	03/03/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	03/18/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	04/19/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	04/28/04	Florida Department of Revenue	34.13	Sales Tax	Administration
Wire	05/19/04	Florida Department of Revenue	8,126.89	Sales Tax	Administration

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through August 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
Wire	06/18/04	Florida Department of Revenue	716.56	Sales Tax	Administration
Wire	07/16/04	Florida Department of Revenue	682.50	Sales Tax	Administration
Wire	08/18/04	Florida Department of Revenue	682.50	Sales Tax	Administration
			<u>14,637.37</u>		
6139	12/11/03	City of Miami Beach	131.37	Mailing	Administration
6201	03/09/04	City of Miami Beach	197.91	Mailing	Administration
6239	04/21/04	City of Miami Beach	85.15	Mailing	Administration
6270	06/09/04	City of Miami Beach	9.78	Mailing	Administration
6282	06/15/04	City of Miami Beach	81.88	Mailing	Administration
6321	08/24/04	City of Miami Beach	89.92	Mailing	Administration
			<u>596.01</u>		
6139	12/11/03	City of Miami Beach	200.91	Printing	Administration
6201	03/09/04	City of Miami Beach	160.06	Printing	Administration
6282	06/15/04	City of Miami Beach	20.00	Printing	Administration
6321	08/24/04	City of Miami Beach	19.22	Printing	Administration
			<u>400.19</u>		
6095	10/10/03	David Wood Temporaries	137.56	Prof. Services/Temp. Labor	Administration
6102	10/16/03	David Wood Temporaries	152.65	Prof. Services/Temp. Labor	Administration
6108	10/23/03	KPMG, LLP	5,000.00	Prof. Services/Audit	Administration
6117	10/27/03	David Wood Temporaries	159.75	Prof. Services/Temp. Labor	Administration
6121	11/06/03	David Wood Temporaries	196.43	Prof. Services/Temp. Labor	Administration
6122	11/06/03	David Wood Temporaries	196.43	Prof. Services/Temp. Labor	Administration
6129	11/14/03	David Wood Temporaries	137.27	Prof. Services/Temp. Labor	Administration
6130	11/19/03	David Wood Temporaries	188.15	Prof. Services/Temp. Labor	Administration
6133	11/26/03	David Wood Temporaries	157.39	Prof. Services/Temp. Labor	Administration
6137	12/04/03	David Wood Temporaries	157.38	Prof. Services/Temp. Labor	Administration
6141	12/11/03	David Wood Temporaries	157.98	Prof. Services/Temp. Labor	Administration
6142	12/11/03	David Wood Temporaries	640.17	Prof. Services/Temp. Labor	Administration
6146	12/17/03	David Wood Temporaries	239.63	Prof. Services/Temp. Labor	Administration
6150	12/31/03	David Wood Temporaries	246.73	Prof. Services/Temp. Labor	Administration
6177	01/30/04	Squire, Sanders & Dempsey, LLP	760.46	Prof. Services - Legal	Administration
6187	02/17/04	David Wood Temporaries	124.55	Prof. Services/Temp. Labor	Administration
6199	03/09/04	KPMG, LLP	5,000.00	Prof. Services/Audit	Administration
6235	04/13/04	KPMG, LLP	3,250.00	Prof. Services/Audit	Administration
6313	08/10/04	City of Miami Beach	6,529.72	Reimb CMB for RDA salaries	Administration
6335	08/31/04	Tew Cardenas LLP	38,660.50	Prof. Services - Legal	Administration
			<u>62,092.75</u>		
Wire	10/17/03	Miami Beach Redevelopment Agency	18,393,283.00	Transfer to Fiduciary Trust Int'l for Investment	Administration
Wire	04/27/04	Miami Beach Redevelopment Agency	12,707,246.73	Transfer to Fiduciary Trust Int'l for Investment	Administration
			<u>31,100,529.73</u>	Purposes.	
Wire	11/03/03	Fiduciary Trust International	10,729.57	Accrued interest on investment purchase	Administration
Wire	11/10/03	Fiduciary Trust International	17,837.05	Accrued interest on investment purchase	Administration
Wire	12/02/03	Fiduciary Trust International	163.93	Accrued interest on investment purchase	Administration
Wire	01/30/04	Fiduciary Trust International	19,313.86	Accrued interest on investment purchase	Administration
Wire	04/30/04	Fiduciary Trust International	56,762.39	Accrued interest on investment purchase	Administration
Wire	05/07/04	Fiduciary Trust International	556.38	Accrued interest on investment purchase	Administration
Wire	06/10/04	Fiduciary Trust International	512.30	Accrued interest on investment purchase	Administration
Wire	08/03/04	Fiduciary Trust International	1,039.40	Accrued interest on investment purchase	Administration
			<u>106,914.88</u>		
TOTAL ADMINISTRATION			31,294,152.29		
6227	04/02/04	Palmetto Motorsports	11,438.74	Two Kawasaki ATVs	Community Policing
6254	05/24/04	Florida Graffiti Control, Inc.	750.00	Graffiti Control	Community Policing
6258	05/26/04	Law Enforcement Supply	1,430.42	Equip for ATVs	Community Policing
6271	06/09/04	Florida Graffiti Control, Inc.	750.00	Graffiti Control	Community Policing
6273	06/09/04	Duval Ford	19,527.00	Ford Crown Victoria	Community Policing
6274	06/09/04	Duval Ford	19,527.00	Ford Crown Victoria	Community Policing
6275	06/09/04	Duval Ford	19,527.00	Ford Crown Victoria	Community Policing
6276	06/09/04	Duval Ford	19,527.00	Ford Crown Victoria	Community Policing
6277	06/09/04	Duval Ford	19,527.00	Ford Crown Victoria	Community Policing
6278	06/09/04	Duval Ford	19,527.00	Ford Crown Victoria	Community Policing

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through August 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6280	06/15/04	City of Miami Beach	377.46	May 2004 Fleet Mgt Chargebacks	Community Policing
6283	06/16/04	City of Miami Beach	39,598.30	Salary Reimbursements	Community Policing
6286	06/17/04	Law Enforcement Supply	195.00	Window Tinting	Community Policing
6289	06/23/04	Corporate Express	9.43	Office Supplies	Community Policing
6300	07/16/04	City of Miami Beach	26,293.65	Salary Reimbursements	Community Policing
6302	07/16/04	Florida Graffiti Control, Inc.	750.00	Graffiti Control	Community Policing
6303	07/16/04	Miami Beach Bicycle	850.00	Trek Bicycle	Community Policing
6304	07/20/04	City of Miami Beach	20.00	Reimb CMB-Comm Pol Petty Cash	Community Policing
6305	07/22/04	Nextel Communications	281.33	Cell Phone	Community Policing
6322	08/24/04	City of Miami Beach	16.00	Central Svc - Printing	Community Policing
6323	08/24/04	City of Miami Beach	3,090.55	June 2004 Fleet Mgt Chargebacks	Community Policing
6324	08/24/04	City of Miami Beach	2,373.96	July 2004 Fleet Mgt Chargebacks	Community Policing
6325	08/24/04	City of Miami Beach	47,070.88	Salary Reimbursements	Community Policing
6331	08/31/04	City of Miami Beach	71.89	Reimb CMB-Travel	Community Policing
6332	08/31/04	City of Miami Beach	157.68	Reimb CMB-Travel	Community Policing
6333	08/31/04	City of Miami Beach	45.80	Reimb CMB-Corporate Express	Community Policing
6334	08/31/04	Motorola	23,290.50	6 two -way radios	Community Policing
			<u>276,023.59</u>		
TOTAL COMMUNITY POLICING			276,023.59		
Wire	01/28/04	Wachovia Bank	868,580.31	Tranfer for 6/04 & 12/04 D.S. (from GF)	Debt Service Funding
			<u>868,580.31</u>		
Wire	12/01/03	Wachovia Bank	735,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	70,034.38	Debt Service Payment-Interest	Debt Service Payment
Wire	06/01/04	Wachovia Bank	36,500.00	Debt Service Payment-Interest	Debt Service Payment
			<u>841,534.38</u>		
TOTAL DEBT SERVICE			1,710,114.69		
6216	03/26/04	Dept of Environmental Protection	147,511.58	Submerged Land Lease	Marina
			<u>147,511.58</u>		
6147	12/19/03	Florida Power & Light	2,129.72	Utilities - Parking Garage	Marina
6156	01/09/04	Florida Power & Light	302.79	Utilities - Parking Garage	Marina
6186	02/12/04	Florida Power & Light	365.31	Utilities - Parking Garage	Marina
6205	03/11/04	Florida Power & Light	360.50	Utilities - Parking Garage	Marina
6248	05/10/04	Florida Power & Light	269.64	Utilities - Parking Garage	Marina
6279	06/09/04	Florida Power & Light	289.74	Utilities - Parking Garage	Marina
6298	07/12/04	Florida Power & Light	322.91	Utilities - Parking Garage	Marina
6314	08/10/04	Florida Power & Light	300.55	Utilities - Parking Garage	Marina
			<u>4,341.16</u>		
TOTAL MARINA			151,852.74		
6105	10/23/03	Jorden Burt Boros Cicchetti Berenson & Johnson LLI	702.60	Legal Fees	Portofino
6106	10/23/03	Jorden Burt Boros Cicchetti Berenson & Johnson LLI	5,650.09	Legal Fees	Portofino
6144	12/17/03	Jorden Burt Boros Cicchetti Berenson & Johnson LLI	1,926.91	Legal Fees	Portofino
6145	12/17/03	Jorden Burt Boros Cicchetti Berenson & Johnson LLI	2,944.25	Legal Fees	Portofino
6163	01/15/04	Jorden Burt Boros Cicchetti Berenson & Johnson LLI	435.85	Legal Fees	Portofino
6164	01/15/04	Jorden Burt Boros Cicchetti Berenson & Johnson LLI	2,164.84	Legal Fees	Portofino
6166	01/20/04	Jorden Burt Boros Cicchetti Berenson & Johnson LLI	2,843.34	Legal Fees	Portofino
6189	02/25/04	Jorden Burt LLP	6,651.25	Legal Fees	Portofino
6190	02/25/04	Akerman Senterfitt	1,364.51	Legal Fees	Portofino
6194	02/27/04	Jorden Burt LLP	3,449.18	Legal Fees	Portofino
6217	03/29/04	Steel Hector & Davis	150.00	Legal Fees	Portofino
6229	04/02/04	Akerman Senterfitt	1,518.86	Legal Fees	Portofino
6233	04/08/04	Jorden Burt, LLP	444.63	Legal Fees	Portofino
6252	05/12/04	Jorden Burt LLP	355.50	Legal Fees	Portofino
6264	06/03/04	Jorden Burt, LLP	102,471.67	Legal Fees	Portofino
6265	06/03/04	Jorden Burt, LLP	9,185.84	Legal Fees	Portofino
6290	06/30/04	Jorden Burt, LLP	623.59	Legal Fees	Portofino
6284	06/16/04	City of Miami Beach	25,925.00	Reimb. CMB for legal fees	Portofino

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6315	08/10/04	Jorden Burt, LLP	<u>1,564.82</u> <u>170,372.73</u>	Legal Fees	Portofino
6123	11/06/03	Miami-Dade County Tax Collector	23,559.88	Ad Valorem Prop. Tax - Murano	Portofino
6124	11/06/03	Miami-Dade County Tax Collector	<u>25,086.93</u> <u>48,646.81</u>	Ad Valorem Prop. Tax - Yacht Club	Portofino
6091	10/06/03	Hazen & Sawyer, P.C.	5,091.56	Prof. Mgmt. Service - Murano	Portofino
6109	10/23/03	Hazen & Sawyer, P.C.	9,491.05	Prof. Mgmt. Service - Murano	Portofino
6131	11/21/03	Hazen & Sawyer, P.C.	2,968.73	Prof. Mgmt. Service - Murano	Portofino
6160	01/12/04	Hazen & Sawyer, P.C.	843.02	Prof. Mgmt. Service - Murano	Portofino
6174	01/03/04	Hazen & Sawyer, P.C.	1,143.14	Prof. Mgmt. Service - Murano	Portofino
6222	03/30/04	Hazen & Sawyer, P.C.	<u>910.29</u> <u>20,447.79</u>	Prof. Mgmt. Service - Murano	Portofino
6101	10/15/03	Murano Two, Ltd.	352,405.38	Murano Grande-Phase I (SSDI-North)	Portofino
6140	12/11/03	Murano Two, Ltd.	131,343.43	Murano Grande-Phase I (SSDI-North)	Portofino
6148	12/19/03	Murano Two, Ltd.	8,642.18	Murano Grande-Phase I (SSDI-North)	Portofino
6196	03/04/04	Murano Two, Ltd.	1,844,256.00	Murano Grande (137 Parking Spaces)	Portofino
6197	03/04/04	Murano Two, Ltd.	101.00	Murano Grande (101-Year Lease)	Portofino
6230	04/05/04	Murano Two, Ltd.	<u>242,000.00</u> <u>2,578,747.99</u>	Refund of Cash Bond	Portofino
6212	03/23/04	Yacht Club At Portofino	<u>101.00</u> <u>101.00</u>	Yacht Club (101-Year Lease)	Portofino
TOTAL PORTOFINO			2,818,316.32		
6087	10/06/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	12,629.50	Legal Fees	S. Pointe Streetscape
6088	10/06/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	14,084.69	Legal Fees	S. Pointe Streetscape
6089	10/06/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	23,503.66	Legal Fees	S. Pointe Streetscape
6090	10/06/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	9,852.25	Legal Fees	S. Pointe Streetscape
6093	10/07/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	7,712.54	Legal Fees	S. Pointe Streetscape
6118	10/27/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	10,622.12	Legal Fees	S. Pointe Streetscape
6135	12/04/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	2,619.20	Legal Fees	S. Pointe Streetscape
6151	12/31/03	Siegfried, Rivera, Lerner, De La Torre & Sobel	110.69	Legal Fees	S. Pointe Streetscape
6224	04/02/04	Siegfried, Rivera, Lerner, De La Torre & Sobel	9,888.78	Legal Fees	S. Pointe Streetscape
6225	04/02/04	Siegfried, Rivera, Lerner, De La Torre & Sobel	14,484.18	Legal Fees	S. Pointe Streetscape
6226	04/02/04	Siegfried, Rivera, Lerner, De La Torre & Sobel	3,005.22	Legal Fees	S. Pointe Streetscape
6299	07/12/04	Siegfried, Rivera, Lerner, De La Torre & Sobel	239.30	Legal Fees	S. Pointe Streetscape
6316	08/10/04	Siegfried, Rivera, Lerner, De La Torre & Sobel	2,778.25	Legal Fees	S. Pointe Streetscape
6329	08/24/04	Siegfried, Rivera, Lerner, De La Torre & Sobel	<u>31,239.00</u> <u>142,769.38</u>	Legal Fees	S. Pointe Streetscape
6172	01/28/04	AAA Automated Door Repair, Inc.	<u>1,489.00</u> <u>1,489.00</u>	Miscellaneous (Installation of Security Gate)	S. Pointe Streetscape
6092	10/07/03	City of Miami Beach	100,000.00	Reimb. CMB Art in Public Places (AIPP)	S. Pointe Streetscape
6094	10/07/03	Wolfberg Alvarez	7,915.80	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6096	10/10/03	Wolfberg Alvarez	818.36	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6111	10/27/03	Hazen & Sawyer, P.C.	1,570.92	Professional Mgmt. Services	S. Pointe Streetscape
6112	10/27/03	Hazen & Sawyer, P.C.	1,540.41	Professional Mgmt. Services	S. Pointe Streetscape
6113	10/27/03	Hazen & Sawyer, P.C.	2,019.96	Professional Mgmt. Services	S. Pointe Streetscape
6114	10/27/03	Hazen & Sawyer, P.C.	634.42	Professional Mgmt. Services	S. Pointe Streetscape
6115	10/27/03	Hazen & Sawyer, P.C.	241.18	Professional Mgmt. Services	S. Pointe Streetscape
6134	11/26/03	Wolfberg Alvarez	3,430.21	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6157	01/12/04	Hazen & Sawyer, P.C.	3,189.54	Professional Mgmt. Services	S. Pointe Streetscape
6181	02/10/04	Hazen & Sawyer, P.C.	1,743.74	Professional Mgmt. Services	S. Pointe Streetscape
6202	03/09/04	Hazen & Sawyer, P.C.	2,847.05	Professional Mgmt. Services	S. Pointe Streetscape
6219	03/30/04	Wolfberg Alvarez	5,287.93	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6231	04/05/04	City of Miami Beach	280,728.05	2003 Construction Mgt/CMB CIP	S. Pointe Streetscape
6232	04/05/04	City of Miami Beach	125,867.18	Reimb. CMB for Hazen & Sawyer Ph.1-5	S. Pointe Streetscape
6234	04/12/04	City of Miami Beach	65,050.84	Reimb. CMB for Hazen & Sawyer Ph.1-5	S. Pointe Streetscape
6248	05/10/04	Hazen & Sawyer, P.C.	623.75	Professional Mgmt. Services	S. Pointe Streetscape
6249	05/10/04	Wolfberg Alvarez	11,196.11	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6260	06/01/04	Wolfberg Alvarez	9,350.17	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6267	06/03/04	City of Miami Beach	41,538.01	Reimb. CMB for Hazen & Sawyer Ph.1-5	S. Pointe Streetscape

Redevelopment Agency - South Pointe District
Check & Wire Transfer Register by Project & Type of Expense
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6291	07/07/04	City of Miami Beach	34,513.45	Reimb. CMB for Hazen & Sawyer Ph. 1-5	S. Pointe Streetscape
6292	07/07/04	Wolfberg Alvarez	12,486.97	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6294	07/12/04	City of Miami Beach	31,683.24	Reimb. CMB for Hazen & Sawyer Ph. 1-5	S. Pointe Streetscape
6311	07/30/04	Wolfberg Alvarez	13,858.21	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
6330	08/24/04	Wolfberg Alvarez	22,335.47	Professional Services-SP Street Ph. 2	S. Pointe Streetscape
			<u>780,470.97</u>		
TOTAL S. POINTE STREETSCAPE			924,729.35		
6231	04/05/04	City of Miami Beach	39,815.00	2003 Construction Mgt/CMB CIP	S. Pointe Park
			<u>39,815.00</u>		
TOTAL S. POINTE PARK			39,815.00		
6231	04/05/04	City of Miami Beach	625.00	2003 Construction Mgt/CMB CIP	Washington Park
			<u>625.00</u>		
TOTAL WASHINGTON PARK			625.00		
6232	04/05/04	City of Miami Beach	460.35	Reimb. CMB for Hazen & Sawyer	Washington Avenue
6234	04/12/04	City of Miami Beach	2.65	Reimb. CMB for Hazen & Sawyer	Washington Avenue
			<u>463.00</u>		
TOTAL WASHINGTON AVENUE			463.00		
6107	10/23/03	The Gordian Group, Inc.	3,421.38	Professional Services	Sixth St. Streetscape
6171	01/20/04	Carivon Construction Co.	20,749.79	Professional Services	Victory Gardens
6184	02/10/04	Andrew Reid	6,385.00	Professional Services	Victory Gardens
6203	03/09/04	EDAW, Inc.	300.00	Professional Services	Victory Gardens
6204	03/11/04	Carivon Construction Co.	33,406.46	Construction Services	Victory Gardens
6213	03/23/04	City of Miami Beach	2,893.38	Reimb CMB:Carivon Construction	Victory Gardens
6214	03/23/04	City of Miami Beach	985.00	Reimb CMB:Water Meter	Victory Gardens
6231	04/05/04	City of Miami Beach	2,174.00	2003 Construction Mgt/CMB CIP	Victory Gardens
6253	05/14/04	The Gordian Group, Inc.	145.06	Licensing Fees	Victory Gardens
6263	06/03/04	Coastal Systems International, Inc.	1,020.15	Professional Services	Victory Gardens
6266	06/03/04	Carivon Construction Co.	37,444.73	Professional Services	Victory Gardens
6281	06/15/04	Carivon Construction Co.	710.67	Professional Services	Victory Gardens
6308	07/30/04	Andrew Reid	16,335.00	Professional Services	Victory Gardens
6309	07/30/04	Coastal Systems International, Inc.	2,907.89	Professional Services	Victory Gardens
			<u>128,878.51</u>		
TOTAL VICTORY GARDENS			128,878.51		
6097	10/14/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6099	10/14/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6100	10/14/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6103	10/16/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6119	11/04/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6120	11/04/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6127	11/14/03	Armor Security, Inc.	1,374.24	Security Services	Alaska Baywalk
6136	12/04/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6138	12/11/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6143	12/11/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6149	12/31/03	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6152	01/09/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6153	01/09/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6154	01/09/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6155	01/09/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6173	01/28/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6178	01/30/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6179	02/03/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk

Redevelopment Agency - South Pointe District
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
6188	02/17/04	Armor Security, Inc.	1,374.24	Security Services	Alaska Baywalk
6195	02/27/04	Armor Security, Inc.	1,374.24	Security Services	Alaska Baywalk
6198	03/09/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6208	03/15/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6221	03/30/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6223	03/30/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6236	04/13/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6237	04/13/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6238	04/13/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6244	04/30/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6251	05/10/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6255	05/26/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6256	05/26/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6259	05/26/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6272	06/09/04	Armor Security, Inc.	1,374.24	Security Services	Alaska Baywalk
6288	06/23/04	Armor Security, Inc.	1,374.24	Security Services	Alaska Baywalk
6293	07/12/04	Armor Security, Inc.	687.12	Security Services	Alaska Baywalk
6307	07/30/04	Armor Security, Inc.	2,748.48	Security Services	Alaska Baywalk
6317	08/24/04	Armor Security, Inc.	1,361.97	Security Services	Alaska Baywalk
			<u>31,595.25</u>		
6098	10/14/03	Country Bills Lawn Maintenance	480.00	Service Contract	Alaska Baywalk
6167	01/20/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6168	01/20/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6169	01/20/04	Country Bills Lawn Maintenance	480.00	Service Contract	Alaska Baywalk
6170	01/20/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6207	03/15/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6220	03/30/04	Country Bills Lawn Maintenance	480.00	Service Contract	Alaska Baywalk
6240	04/21/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6310	07/30/04	Country Bills Lawn Maintenance	384.00	Service Contract	Alaska Baywalk
6327	08/24/04	Country Bills Lawn Maintenance	864.00	Service Contract	Alaska Baywalk
			<u>4,608.00</u>		
6192	02/26/04	Delta Fountains	309.35	Fountain replacements parts	Alaska Baywalk
			<u>309.35</u>		
		TOTAL ALASKA BAYWALK	36,512.60		
6231	04/05/04	City of Miami Beach	47,583.00	2003 Construction Mgt/CMB CIP	Pump Station Upgrade:
			<u>47,583.00</u>		
		TOTAL WATER/SEWER PUMP STATION UPGRADE	47,583.00		
6231	04/05/04	City of Miami Beach	28,192.00	2003 Construction Mgt/CMB CIP	Flamingo S. Bid A/ROV
6232	04/05/04	City of Miami Beach	3,287.29	Reimb. CMB for Hazen & Sawyer	Flamingo S. Bid A/ROV
			<u>31,479.29</u>		
		TOTAL FLAMINGO S. BID A/R.O.W.	31,479.29		
		REPORT TOTAL	<u>\$ 37,460,545.38</u>		

ATTACHMENT “A”

**SUMMARY OF MAJOR
PROJECTS**

REDEVELOPMENT PROJECTS (Planned and/or Underway)

South Pointe Projects:

Project

Status - as of 8/31/04

Courts and Cosmopolitan Project (Formerly the Courts of South Beach)

A Mediterranean town-house development located between First and Second Streets and between Alton Road and Washington Avenue. The project is the subject of a Development Agreement, executed by the RDA in 1989. Phases I, II, III and V, made up of residential and commercial are complete. Phase IV, consisting of 231 residential units and 10 commercial units is expected to be completed by Spring 2004.

In conformance with the original Development Agreement, the developer completed construction of a Piazza/bus station shelter located on Alton Rd. at 2nd Street which includes landscaping and pavers. Additionally, the developer has commenced streetscape improvements to be constructed from Meridian to Washington on 1st and 2nd Streets. Streetscape improvements will include new paving, sidewalks, drainage and landscaping.

Since the execution of the original Development Agreement, the development rights have transitioned to two additional developers. Groupe Pacific is currently the Developer of Record.

Total Project Cost: Est. \$100 Million

Total CRA participation: Est. \$16.5 Million - Land acquisition and related administrative and construction expenses.

Library Project

As part of the Courts Settlement Agreement, the RDA has exercised an option to purchase and contribute to the City of Miami Beach, a 5,000 square foot commercial condominium space in Phase I of the project, which is to be utilized as a Library or for other public usage that is mutually agreed to by the parties. The RDA shall pay \$275,000 in 10 yearly installments commencing on the closing date, which is scheduled to occur on September 30, 2004.

Total Project Cost: \$795,000

Total CRA participation: \$275,000

Community/Victory Garden

In an effort to provide increased parking in the South Pointe area, and in an effort to maximize the future use of City assets, the Community Garden located at 131-139 Washington Avenue will be moved to 224 Collins Avenue. From March 2001 through September 2001, several Community meetings were held to discuss this issue with residents and City Staff.

Project

Status - as of 8/31/04

Community/Victory (con't)

In January 2002, an Architectural and Engineering Firm (Coastal Engineering) was selected and an agreement in the amount of \$16,120 was executed, and on March 19, 2003, the Board ratified the selection of Andrew Reid as the artist for the project as recommended by the Art in Public Places Committee for a fee of \$33,800. The Garden project, which was constructed through a JOC Contractor, has been completed and final certificate of Occupancy has been obtained. The fence, already designed and permitted, is currently under fabrication. Installation is scheduled for November 2004.

Total Project Cost: Est. \$168,800

Total CRA participation: Est. \$168,800

Portofino

Development of the Miami Beach Marina (SSDI North & South) and several other properties owned by the Portofino Group in the South Pointe Area. Portofino's properties west of Washington Ave. are subject to a DRI and their development is conditioned by a Settlement Agreement with the RDA (1998). The first phase involving Portofino Tower, a 228-unit luxury condominium was completed in 1997. The second phase is the Yacht Club at Portofino a 361-unit luxury condominium, on the south part of the Marina (SSDI South), and the adjacent Murano Tower, a 189-unit luxury condominium, which was completed in 2002. The RDA's responsibilities relative to these developments include the reimbursement to the Developer for utility relocations, the completion and repair of the seawall and baywalk, public parking for the Marina (located in the first floor of each of the projects' parking garages) and certain streetscape improvements. The third phase, involving the construction of two luxury condominium towers, Murano Grande and Icon, which will house approximately 555 units, is underway. Murano Grande is in the process of obtaining a final CO. The construction of the ICON project is expected to take 12 months to complete.

Total CRA participation: Est. \$14 Million - utility relocations, completion and repair of the seawall and baywalk, public parking for the Marina and certain streetscape improvements.

Temporary Alaska Parcel Baywalk

In connection with parking lots constructed south of South Pointe Drive, and pursuant to a Planning Board Order issued on August 22, 2001, the property owner of the Alaska Parcel agreed to grant the City/RDA a temporary non-exclusive baywalk access easement over and upon the setback area solely for the purposes of public access and to allow the City/RDA to construct, operate and maintain a temporary baywalk for the duration of the period of time that the Alaska Bayfront Assemblage is utilized for temporary parking purposes. Consequently, on May 29, 2002, Resolution 421-2002 was passed appropriating \$171,000 from South Pointe Tax Increment Funds for the construction costs of a temporary

Project

Status - as of 8/31/04

Temporary Alaska Parcel Baywalk (con't)

pedestrian baywalk. On March 19, 2003, Resolution 447-2003 accepted a grant of a temporary baywalk easement, and further appropriated an amount not to exceed \$60,000 for the operation and maintenance of the baywalk. Construction of the temporary baywalk was completed in August, 2003.

Total CRA participation: \$231,000 for construction, operation and maintenance of baywalk.

Streetscape Improvements

A \$27 million streetscape improvement project for the South Pointe Area, based on a Master Plan and preliminary design by Duany Plater-Zyberk and endorsed by South Pointe Advisory Board; Phase I of the streetscape improvements, comprising Third Street and Washington Avenue, including its two-block extension in South Pointe Park, was completed in October 2002. On September 25, 2002, the Commission approved an A/E services contract with Wolfberg Alvarez in the amount of \$469,634 for the planning and design of Phase II of the project. On February 4, 2004, the Commission approved the Basis of Design Report for Phase II and construction design is currently at 30% completion. Phase II construction is expected to begin in mid-2005 and will require approximately 16 months to complete. An RFQ was issued for AE services for Phases III, IV, and V of the project, and a selection process was undertaken, resulting in the City Commission authorizing negotiations with Chen and Associates on September 8, 2004.

Relocation of 72" Drain Pipe

The relocation of a 72" drainage pipe and corresponding outfall, along the south side of the MacArthur Causeway, from Alton Rd. to the water commenced in May 2003, and was completed in July, 2003.

Total Project Cost: Est. \$30 Million

Total CRA participation: \$30 Million

South Pointe Park

Preparation and implementation of Master Plan for South Pointe Park, funded by a combination of tax increment and GO Bond funds. The project will include landscaping, lighting, pedestrian paths, parking and maintenance facilities. An RFQ for required design services was issued in early 2003 but responses were subsequently rejected when it was determined that the size and shape of the park property was likely to change as a result of the Portofino settlement agreement. A settlement agreement was approved on July 28, 2004. New RFQ issued September 20, 2004.

Total Project Cost: \$5.2 Million

Total CRA participation: \$3.2 Million

Project**Status - as of 8/31/04****Waste Water Master Booster Pump Station**

In order to address the City's need for a waste water master booster pump station, a design consultant is in the process of designing the facility on the city-owned triangular property which fronts Alton Road, between First Street and Commerce Street. The City has negotiated an Amendment to the Architectural and Engineering Agreement to re-design the Project to consolidate the size of the building and its location on one site versus two, while maintaining a façade that adapts to the neighborhood. The Amendment was approved at the September 8, 2004 Commission Meeting and is currently being executed. CDM has commenced the design process which is scheduled to be completed within ten (10) months. Once the design has been permitted, it will be Bid shortly thereafter. This project is being fully funded through funds from the RDA.

Total Project Cost: TBD**Total CRA participation: TBD****Art in Public Places**

The required Art in Public Places component of the Public Plaza on Washington Avenue and Third Street, has been designed and is being constructed.

Total Project Cost: \$100,000**Total CRA participation: \$100,000**

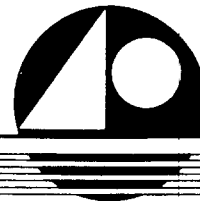
CITY CENTER

REDEVELOPMENT DISTRICT

FINANCIAL INFORMATION

FOR THE MONTH ENDED

AUGUST 31, 2004



October 13, 2004

TO: Jorge M. Gonzalez, Executive Director

FROM: Patricia D. Walker, Chief Financial Officer
City of Miami Beach

SUBJECT: City Center Redevelopment District Financial Information
For the Eleven Months Ended August 31, 2004

At the July 15, 1998 Commission/Redevelopment Agency meeting a request was made for monthly financial information for the City Center Redevelopment District. The information has been compiled and is attached.

Historical Cash Basis Financial Information

The summary report included in the attached material, reflects that during the period from October 1, 1993 through August 31, 2004 approximately \$274,688,000 of revenues were received in the City Center District of the Redevelopment Agency ("RDA").

The primary sources of these revenues included approximately:

- \$ 108,779,000 - Bond proceeds;
- \$ 71,516,000 - Incremental Ad Valorem tax;
- \$ 19,852,000 - Loews Hotel Exercise Option;
- \$ 19,190,000 - Draws from the line of credit from the City of Miami Beach;
- \$ 15,824,000 - Resort tax contributions;
- \$ 9,854,000 - Anchor Garage receipts;
- \$ 7,464,000 - Interest income;
- \$ 8,152,000 - Loews Ground Lease receipts;
- \$ 3,000,000 - Loan from the City of Miami Beach;
- \$ 2,700,000 - Contributions from GMCVB toward debt service payments;
- \$ 1,976,000 - Reimbursements from other state and local agencies;
- \$ 2,400,000 - Anchor Shops receipts;
- \$ 700,000 - Contribution from CMB Parking Department;
- \$ 415,000 - RDP Royal Palm Ground Lease receipts; and
- \$ 2,866,000 - From various sources.

On the expenditure side, approximately \$228,538,000 has been expended from October 1, 1993 through August 31, 2004. These approximate expenditures were primarily made in the following areas:

- \$ 90,669,000 - Debt Service Payments;
- \$ 61,516,000 - Convention Center Hotel Project (Loews Hotel);
- \$ 18,248,000 - Hotel Garage Project;
- \$ 12,916,000 - African-American Hotel Project;
- \$ 10,218,000 - Lincoln Road/Bass Museum Loan Repayment to CMB;
- \$ 9,162,000 - Collins Park Cultural Center;
- \$ 5,759,000 - Administrative Costs;
- \$ 5,991,000 - Anchor Garage Operations;
- \$ 2,385,000 - Secondary Pledge Repayments (Resort Tax);
- \$ 4,938,000 - Colony Theater;
- \$ 2,687,000 - Beachwalk Project;
- \$ 1,326,000 - Lincoln Road Project;
- \$ 528,000 - Anchor Shops Operations;
- \$ 182,000 - Movie Theater Project;
- \$ 175,000 - Community Policing, and
- \$ 1,838,000 - Other Project Costs.

The cash balance as of August 31, 2004 is approximately \$46,150,000. This balance consisted of the following amounts:

- \$ 34,116,000 - Cash and Investments Balance
- \$ 4,389,000 - Construction Accounts
- \$ 5,843,000 - Fully Funded Debt Service Reserve Accounts
- \$ 1,802,000 - Portion of Debt Service Payments, Held in Trust.

JMG:PDW:MIM:jar

A handwritten signature in black ink, appearing to be 'JMG' with a stylized flourish.

SUMMARY OF
CASH BASIS TRANSACTIONS
FOR THE MONTH ENDED
AUGUST 31, 2004

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Project
Fiscal Years 1994 - 2004 (through August 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	\$	\$ 21,455,581	
REVENUE			
- Tax increment - County	26,068,412	6,574,994	\$ 32,643,406
- Tax increment - City	30,669,084	7,611,555	38,280,639
- Tax increment (Interest) - County	19,057	-	19,057
- Tax increment - Children's Trust	-	572,876	572,876
- Bond proceeds	108,779,453	-	108,779,453
- Rental income	9,300	-	9,300
- Anchor Garage receipts	8,082,531	1,626,255	9,708,786
- Anchor Garage deposit card receipts	16,376	2,510	18,886
- Anchor Shops rental income	1,755,238	591,966	2,347,204
- Anchor Shops rental deposits	52,230	-	52,230
- Loews Facility Use/Usage Fee	126,504	-	126,504
- Loews Ground Lease Receipts	5,338,198	2,813,252	8,151,450
- Loew Hotel - exercise option (prepayment)	-	19,852,303	19,852,303
- RDP Royal Palm Ground Lease Receipts	293,502	121,720	415,222
- Interest income	7,316,814	147,102	7,463,916
- Resort tax contributions	13,743,015	2,080,732	15,823,747
- Bid deposits - hotels	375,000	-	375,000
- Bid deposits - cinema	100,000	-	100,000
- Loan from City	3,000,000	-	3,000,000
- Line of credit from City	19,190,000	-	19,190,000
- Cultural Campus	1,975,762	-	1,975,762
- St. Moritz Hotel - refund/reimbursement	925,450	-	925,450
- Reimbursements (GMCVB/RE taxes/Grants)	3,864,530	-	3,864,530
- St. sales tax (receipt - income for pmt. to St)	634,787	158,077	792,864
- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Real Estate taxes refund	-	56,585	56,585
- Miscellaneous	84,194	514	84,708
TOTAL REVENUE	232,477,305	42,210,441	\$ 274,687,746

EXPENDITURES

PROJECTS

African-American Hotel	(12,869,748)	(46,104)	(12,915,852)
Convention Hotel	(61,516,007)	-	(61,516,007)
Hotel Garage - Construction	(18,247,976)	-	(18,247,976)
Movie Theater Project	(182,200)	-	(182,200)
Lincoln Road	(892,440)	(433,731)	(1,326,171)
Beachwalk	(918,460)	(1,768,239)	(2,686,699)
Collins Park Cultural Center	(8,457,186)	(705,390)	(9,162,576)

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Project
Fiscal Years 1994 - 2004 (through August 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
Bus Prop. Ctr.	(159)	-	(159)
Chamber of Commerce Relocation Study	(2,000)	-	(2,000)
Colony Theater	(1,698,653)	(3,239,138)	(4,937,791)
Cultural Campus	(36)	-	(36)
East/West Corridor	(88)	-	(88)
Electrowave	(3,161)	-	(3,161)
Garden Center	(93)	-	(93)
Guidelines	(12,450)	-	(12,450)
Old City Hall	(499)	-	(499)
17th Street Surface Lot	(251,563)	-	(251,563)
Streetscapes	(324,849)	-	(324,849)
6th Street Streetscape	(577)	-	(577)
Botanical Gardens	(30,302)	-	(30,302)
Transportation Mobility Study	(32,225)	-	(32,225)
Convention Center Storm Water Improve.	(16,595)	(12,733)	(29,328)
New World Symphony	(10,404)	(11,187)	(21,591)
Washington Avenue Streetscape	(7,251)	(512,380)	(519,631)
Rotunda	(15,000)	(86,122)	(101,122)
R.O.W. Improvements	-	(35,068)	(35,068)
Flamingo (16 St. Corridor)	-	(4,721)	(4,721)
Bass Museum	(311,377)	(157,463)	(468,840)
Total Projects	(105,801,299)	(7,012,276)	(112,813,575)
<u>ADMINISTRATION</u>	(5,686,007)	(73,502)	(5,759,509)
<u>DEBT SERVICE/LOAN REPAYMENT</u>	(83,977,243)	(9,076,490)	(93,053,733)
<u>CITY OF MIAMI BEACH/LOAN REPAYMENT</u>	(10,217,727)	-	(10,217,727)
<u>ANCHOR GARAGE OPERATIONS</u>	(4,903,380)	(1,087,890)	(5,991,270)
<u>ANCHOR SHOPS OPERATIONS</u>	(436,067)	(91,613)	(527,680)
<u>COMMUNITY POLICING</u>	-	(174,640)	(174,640)
TOTAL EXPENDITURES	(211,021,723)	(17,516,411)	\$ (228,538,134)
ENDING CASH/INVSTMT. BALANCE	\$ 21,455,581	\$ 46,149,611	

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1994 - 2004 (through August 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
OPENING CASH/INVESTMENT BALANCE	\$	\$ 21,455,581	
REVENUE			
- Tax increment - County	26,068,412	6,574,994	\$ 32,643,406
- Tax increment - City	30,669,084	7,611,555	38,280,639
- Tax increment (Interest) - County	19,057	-	19,057
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- Miami City Ballet environmental clean-up	31,698	-	31,698
- Anchor Garage insurance reimbursement	26,170	-	26,170
- Real estate taxes refund	-	56,585	56,585
- Miscellaneous	84,194	514	84,708
TOTAL REVENUE	232,477,305	42,210,441	\$ 274,687,746
EXPENDITURES			
Administrative fees	(31,684)	-	(31,684)
Appraisal fees	(125,368)	-	(125,368)
Bid refund	(230,000)	-	(230,000)
Board up	(60,758)	-	(60,758)
Bond costs	(211,440)	-	(211,440)
Building permit fees	(173,269)	-	(173,269)
Construction	(47,517,407)	(571,498)	(48,088,905)
Delivery	(2,995)	-	(2,995)
Demolition	(203,195)	-	(203,195)
Electric service	(1,976)	-	(1,976)
Environmental	(354,908)	-	(354,908)
Equipment rental	(53,465)	(1,911)	(55,376)

Redevelopment Agency - City Center/Historic Convention Village
Summary of Cash Basis Transactions by Expenditure Type
Fiscal Years 1994 - 2004 (through August 31, 2004)

	Prior Years	FY 2004	Total Rev./Expend.
Hotel negotiation consultant	(849,243)	-	(849,243)
Hotel selection/study	(263,357)	-	(263,357)
Land acquisition	(41,240,564)	-	(41,240,564)
Legal fees/costs	(2,672,921)	(44,604)	(2,717,525)
Lighting	-	(46,027)	(46,027)
Lot clearing	(34,771)	-	(34,771)
Maintenance	(245,288)	-	(245,288)
Miscellaneous	(416,998)	(7,631)	(424,629)
Owner's representative fee & expenses	(1,823,466)	-	(1,823,466)
Postage, printing & mailing	(27,855)	-	(27,855)
Professional services	(1,532,434)	(1,890,730)	(3,423,164)
Public notice/advertisement	(26,472)	-	(26,472)
Refund of deposits	(185,000)	-	(185,000)
Reimburse closing costs to C.M.B.	(3,000,000)	-	(3,000,000)
Reimbursements	(78,041)	-	(78,041)
Relocation	(131,784)	-	(131,784)
Revitalization	(534,793)	(329,676)	(864,469)
Security guard service	(277,825)	-	(277,825)
Streetscape	(401,312)	-	(401,312)
Temporary staffing	(7,119)	(56,098)	(63,217)
Title insurance	(25,271)	-	(25,271)
Traffic parking study	(8,600)	-	(8,600)
Training, conferences & meetings	(3,268)	-	(3,268)
Travel & related expenses	(28,730)	-	(28,730)
Utilities	(323,116)	(5,289)	(328,405)
Water/Sewer (impact fees)	(25,240)	-	(25,240)
Total	(103,129,933)	(2,953,464)	(106,083,397)
- Miscellaneous Projects	(2,671,366)	(4,058,812)	(6,730,178)
Total Projects	(105,801,299)	(7,012,276)	(112,813,575)
<u>ADMINISTRATION</u>	(5,686,007)	(73,502)	(5,759,509)
<u>DEBT SERVICE/LOAN REPAYMENT</u>	(83,977,243)	(9,076,490)	(93,053,733)
<u>CITY OF MIAMI BEACH/LOAN REPAYMENT</u>	(10,217,727)	-	(10,217,727)
<u>ANCHOR GARAGE OPERATIONS</u>	(4,903,380)	(1,087,890)	(5,991,270)
<u>ANCHOR SHOPS OPERATIONS</u>	(436,067)	(91,613)	(527,680)
<u>COMMUNITY POLICING</u>	-	(174,640)	(174,640)
TOTAL EXPENDITURES	(211,021,724)	(17,516,411)	\$ (228,538,134)
ENDING CASH/INVSTMT. BALANCE	\$ 21,455,581	\$ 46,149,611	

**CHECK & WIRE TRANSFER
REGISTER**

SORTED BY

**PROJECT & TYPE OF
EXPENDITURE**

**FOR THE MONTH ENDED
AUGUST 31, 2004**

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through August 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3760	10/14/03	***Void***	0.00		Administration
3768	10/17/03	***Void***	0.00		Administration
3890	01/28/04	***Void***	0.00		Administration
3904	02/06/04	***Void***	0.00		Administration
3907	02/10/04	***Void***	0.00		Administration
3929	02/23/04	***Void***	0.00		Administration
3937	02/27/04	***Void***	0.00		Administration
3998	03/23/04	***Void***	0.00		Administration
3999	03/23/04	***Void***	0.00		Administration
4039	04/16/04	***Void***	0.00		Administration
4042	04/19/04	***Void***	0.00		Administration
4071	04/30/04	***Void***	0.00		Administration
4075	05/06/04	***Void***	0.00		Administration
4137	06/08/04	***Void***	0.00		Administration
4149	06/14/04	***Void***	0.00		Administration
4151	06/14/04	***Void***	0.00		Administration
4192	06/30/04	***Void***	0.00		Administration
4223	07/16/04	***Void***	0.00		Administration
4273	08/26/04	***Void***	0.00		Administration
4273	08/26/04	***Void***	0.00		Administration
4273	08/26/04	***Void***	0.00		Administration
			<u>0.00</u>		
4190	06/30/04	Wachovia Bank	5,687.50	Annual Admin. Fees for Bond Series	Administration
			<u>5,687.50</u>		
3831	12/11/03	City of Miami Beach	306.52	Mailing	Administration
3955	03/09/04	City of Miami Beach	97.40	Mailing	Administration
4046	04/21/04	City of Miami Beach	36.61	Mailing	Administration
4139	06/09/04	City of Miami Beach	98.61	Mailing	Administration
4156	06/15/04	City of Miami Beach	97.49	Mailing	Administration
4269	08/26/04	City of Miami Beach	99.56	Mailing	Administration
4276	08/26/04	City of Miami Beach	27.47	Mailing	Administration
			<u>763.66</u>		
3770	10/23/03	Department of Community Affairs	175.00	Miscellaneous (fee)	Administration
3773	10/27/03	Christina Cuervo	634.79	Miscellaneous	Administration
3776	10/27/03	Comet Courier Corp.	30.90	Miscellaneous	Administration
3780	11/04/03	Christina Cuervo	128.81	Miscellaneous	Administration
3793	11/12/03	International Council of Shopping Centers	260.00	Miscellaneous-Registration Fee	Administration
3816	11/21/03	International Council of Shopping Centers	30.00	Miscellaneous-Registration Fee	Administration
3831	12/11/03	City of Miami Beach	9.50	Miscellaneous-Carpool	Administration
3842	12/11/03	Iron Mountain Records Management	41.59	Miscellaneous-Storage	Administration
3861	12/31/03	Federal Express	17.10	Miscellaneous-Delivery to ICSC	Administration
3882	01/20/04	Iron Mountain Records Management	41.59	Miscellaneous-Storage	Administration
3934	02/25/04	First America Real Estate Solutions	119.01	Miscellaneous-Data Service	Administration
3935	02/25/04	Comet Courier Corp.	11.43	Miscellaneous-Courier	Administration
3938	02/27/04	Kent Bonde	10.00	Miscellaneous-Parking	Administration
3939	02/27/04	Toshiba Business Solutions	192.89	Miscellaneous-Copier Rental	Administration
3956	03/09/04	Iron Mountain Records Management	48.48	Miscellaneous-Storage	Administration
3958	03/09/04	Toshiba Business Solutions	192.89	Miscellaneous-Copier Rental	Administration
3959	03/09/04	Kenneth Patterson	50.47	Miscellaneous	Administration
3967	03/16/04	Rockhurst University Continuing	208.50	Miscellaneous - Employee Wkshop	Administration
3992	03/23/04	City of Miami Beach	338.00	Reimb CMB for K. Crowder Airfare	Administration
3994	03/23/04	Miami Beach Redevelopment Agency-SOPT	288.00	Reimb RDA SOPT for K. Crowder Lodging	Administration
3995	03/23/04	First America Real Estate Solutions	119.01	Miscellaneous-Data Service	Administration
3996	03/23/04	Toshiba Business Solutions	192.88	Miscellaneous-Copier Rental	Administration
4008	04/02/04	Integra Business Forms & Solutions	291.66	Miscellaneous - Checks	Administration
4017	04/13/04	Casino's Carpet	3,025.00	Miscellaneous - Carpet Installation	Administration
4018	04/13/04	First America Real Estate Solutions	119.01	Miscellaneous-Data Service	Administration
4024	04/13/04	Iron Mountain Records Management	42.53	Miscellaneous-Storage	Administration
4059	04/29/04	Juan Rodriguez	117.50	Miscellaneous-Training	Administration
4092	05/13/04	Iron Mountain Records Management	42.53	Miscellaneous-Storage	Administration
4093	05/13/04	First America Real Estate Solutions	119.01	Miscellaneous-Data Service	Administration
4129	06/03/04	Dell, Inc.	2,253.92	Miscellaneous - Laptop Purchase.	Administration
4131	06/07/04	Southern Business Communications	1,598.00	Miscellaneous - Projector Purchase	Administration
4138	06/09/04	Federal Express	14.15	Miscellaneous - Shipping	Administration
4202	07/13/04	Comet Courier Corp.	16.44	Miscellaneous-Courier	Administration
4220	07/16/04	Iron Mountain Records Management	43.06	Miscellaneous-Storage	Administration
4238	07/26/04	Comet Courier Corp.	12.06	Miscellaneous-Courier	Administration
4261	08/10/04	Lorman Education Services	309.00	Miscellaneous-Registration Fee,K.Bonde Seminar	Administration
4290	08/31/04	City of Miami Beach	102.63	Reimb CMB-MBIA Investment Svcs	Administration
4291	08/31/04	City of Miami Beach	102.66	Reimb CMB-MBIA Investment Svcs	Administration
4292	08/31/04	City of Miami Beach	146.68	Reimb CMB-MBIA Investment Svcs	Administration
			<u>11,496.68</u>		

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3754	10/08/03	Corporate Express	96.01	Office Supplies	Administration
3772	10/23/03	Corporate Express	60.00	Office Supplies	Administration
3792	11/12/03	Corporate Express	66.21	Office Supplies	Administration
3796	11/14/03	Corporate Express	20.04	Office Supplies	Administration
3810	11/19/03	Corporate Express	82.00	Office Supplies	Administration
3812	11/19/03	Corporate Express	23.25	Office Supplies	Administration
3823	12/04/03	Corporate Express	59.03	Office Supplies	Administration
3874	01/12/04	Corporate Express	27.15	Office Supplies	Administration
3911	02/10/04	Corporate Express	168.59	Office Supplies	Administration
3949	03/09/04	Tampa Envelope Mfg. & Paper Co., Inc.	53.75	Office Supplies	Administration
3966	03/16/04	Corporate Express	241.07	Office Supplies	Administration
3984	03/22/04	Corporate Express	10.49	Office Supplies	Administration
3997	03/23/04	Corporate Express	23.42	Office Supplies	Administration
4012	04/07/04	Corporate Express	116.77	Office Supplies	Administration
4049	04/21/04	Corporate Express	17.22	Office Supplies	Administration
4069	04/30/04	Corporate Express	52.64	Office Supplies	Administration
4088	05/10/04	Corporate Express	38.40	Office Supplies	Administration
4124	06/03/04	Corporate Express	81.02	Office Supplies	Administration
4130	06/03/04	Corporate Express	1,427.98	Office Supplies	Administration
4165	06/17/04	Corporate Express	188.20	Office Supplies	Administration
4203	07/13/04	Corporate Express	66.36	Office Supplies	Administration
4218	07/16/04	Corporate Express	60.77	Office Supplies	Administration
4239	07/26/04	Corporate Express	25.36	Office Supplies	Administration
4251	07/30/04	Corporate Express	77.05	Office Supplies	Administration
4278	08/26/04	Corporate Express	118.82	Office Supplies	Administration
			<u>3,201.60</u>		
3831	12/11/03	City of Miami Beach	195.91	Printing	Administration
3955	03/09/04	City of Miami Beach	60.06	Printing	Administration
4139	06/09/04	City of Miami Beach	5.20	Printing	Administration
4156	06/15/04	City of Miami Beach	20.00	Printing	Administration
4269	08/26/04	City of Miami Beach	743.04	Printing	Administration
			<u>1,024.21</u>		
3769	10/17/03	Squire, Sanders & Dempsey, LLP	4,049.75	Prof. Services/Legal	Administration
3756	10/10/03	David Wood Temporaries	137.56	Prof. Services/Temp. Staff	Administration
3765	10/16/03	David Wood Temporaries	152.65	Prof. Services/Temp. Staff	Administration
3771	10/23/03	KPMG, LLP	5,000.00	Prof. Services/Audit	Administration
3775	10/27/03	David Wood Temporaries	159.75	Prof. Services/Temp. Staff	Administration
3781	11/04/03	David Wood Temporaries	196.43	Prof. Services/Temp. Staff	Administration
3782	11/04/03	First Southwest Asset Management, Inc.	6,315.00	Prof. Services/Arbitrage	Administration
3787	11/06/03	David Wood Temporaries	196.44	Prof. Services/Temp. Staff	Administration
3795	11/14/03	David Wood Temporaries	137.26	Prof. Services/Temp. Staff	Administration
3811	11/19/03	David Wood Temporaries	188.15	Prof. Services/Temp. Staff	Administration
3819	11/26/03	David Wood Temporaries	157.38	Prof. Services/Temp. Staff	Administration
3825	12/04/03	David Wood Temporaries	157.39	Prof. Services/Temp. Staff	Administration
3843	12/11/03	David Wood Temporaries	157.97	Prof. Services/Temp. Staff	Administration
3844	12/11/03	David Wood Temporaries	646.39	Prof. Services/Temp. Staff	Administration
3848	12/17/03	David Wood Temporaries	239.62	Prof. Services/Temp. Staff	Administration
3858	12/29/03	David Wood Temporaries	246.73	Prof. Services/Temp. Staff	Administration
3894	01/30/04	Squire, Sanders & Dempsey, LLP	760.45	Prof. Services/Legal	Administration
3925	02/17/04	David Wood Temporaries	124.55	Prof. Services/Temp. Staff	Administration
3947	03/09/04	KPMG, LLP	5,000.00	Prof. Services/Audit	Administration
4031	04/13/04	KPMG, LLP	3,250.00	Prof. Services/Audit	Administration
4052	04/26/04	Squire, Sanders & Dempsey, LLP	477.54	Prof. Services/Legal	Administration
4109	05/26/04	Squire, Sanders & Dempsey, LLP	425.72	Prof. Services/Legal	Administration
4172	06/18/04	City of Miami Beach	508.75	Reimb CMB for Squire, Sanders, & Dempsey, LLP	Administration
4253	07/30/04	Squire, Sanders & Dempsey, LLP	4,813.75	Prof. Services/Legal	Administration
4256	08/10/04	City of Miami Beach	6,529.72	Reimb CMB for RDA salaries	Administration
4279	08/26/04	First Southwest Asset Management, Inc.	635.00	Prof. Services/Arbitrage	Administration
			<u>40,663.95</u>		
Wire	10/17/03	Miami Beach Redevelopment Agency	2,161,917.00	Transfer to Fiduciary Trust Int'l for Investment	Administration
Wire	04/27/04	Miami Beach Redevelopment Agency	9,326,480.50	Transfer to Fiduciary Trust Int'l for Investment	Administration
			<u>11,488,397.50</u>	Purposes.	
Wire	01/26/04	Fiduciary Trust International	3,647.54	Accrued interest on investments purchased	Administration
Wire	04/30/04	Fiduciary Trust International	6,195.20	Accrued interest on investments purchased	Administration
Wire	05/07/04	Fiduciary Trust International	821.38	Accrued interest on investments purchased	Administration
			<u>10,664.12</u>		
TOTAL ADMINISTRATION			11,561,899.22		
4010	04/02/04	Palmetto Motorsports	11,438.74	Two Kawasaki ATV's	Community Policing
4077	05/06/04	Armor Security, Inc.	9,914.16	Security Services	Community Policing
4095	05/13/04	Armor Security, Inc.	7,950.96	Security Services	Community Policing

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4104	05/24/04	Florida Graffiti Control, Inc.	1,850.00	Graffiti Control	Community Policing
4112	05/26/04	Law Enforcement Supply	1,430.42	Equipment for ATVs	Community Policing
4118	06/01/04	Armor Security, Inc.	2,944.80	Security Services	Community Policing
4140	06/09/04	Corporate Express	185.50	Office Supplies	Community Policing
4141	06/09/04	Florida Graffiti Control, Inc.	1,850.00	Graffiti Control	Community Policing
4157	06/15/04	City of Miami Beach	377.46	Fleet Management Chargebacks May 2004	Community Policing
4164	06/16/04	City of Miami Beach	34,854.28	Salary Reimbursements	Community Policing
4167	06/17/04	Law Enforcement Supply	325.00	Window Tinting	Community Policing
4179	06/23/04	Corporate Express	9.43	Office Supplies	Community Policing
4199	07/13/04	City of Miami Beach	883.44	Reimb CMB: Armor Security	Community Policing
4201	07/13/04	City of Miami Beach	24,821.31	Salary Reimbursements	Community Policing
4215	07/16/04	Armor Security, Inc.	7,184.09	Security Services	Community Policing
4219	07/16/04	Florida Graffiti Control, Inc.	1,850.00	Graffiti Control	Community Policing
4221	07/16/04	Miami Beach Bicycle	850.00	Trek Bicycle	Community Policing
4226	07/22/04	Nextel Communications	677.46	Cell Phone	Community Policing
4228	07/26/04	Armor Security, Inc.	981.60	Security Services	Community Policing
4233	07/26/04	City of Miami Beach	409.97	Reimb CMB: Staples Printer & Contract	Community Policing
4234	07/26/04	City of Miami Beach	39.79	Reimb CMB: Staples Toner	Community Policing
4244	07/30/04	Armor Security, Inc.	1,963.20	Security Services	Community Policing
4271	08/26/04	City of Miami Beach	494.54	Fleet Management Chargebacks June 2004	Community Policing
4272	08/26/04	City of Miami Beach	466.81	Fleet Management Chargebacks July 2004	Community Policing
4277	08/26/04	City of Miami Beach	59,870.34	Salary Reimbursements	Community Policing
4293	08/31/04	City of Miami Beach	71.89	Reimb CMB-Travel	Community Policing
4294	08/31/04	City of Miami Beach	305.77	Reimb CMB-Travel	Community Policing
4295	08/31/04	City of Miami Beach	45.80	Reimb CMB-Corporate Express	Community Policing
4298	08/31/04	Corporate Express	594.01	Office Supplies	Community Policing
			<u>174,640.77</u>		
TOTAL COMMUNITY POLICING			174,640.77		
Wire	01/28/04	Miami Beach Redevelopment Agency	9,114,310.45	Transfer for 6/04 & 12/04 D.S. (from GF)	Debt Service Funding
			<u>9,114,310.45</u>		
Wire	12/01/03	Wachovia Bank	650,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	585,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	175,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	670,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	255,000.00	Debt Service Payment-Principal	Debt Service Payment
Wire	12/01/03	Wachovia Bank	595,596.88	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/03	Wachovia Bank	201,935.00	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/03	Wachovia Bank	908,147.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/03	Wachovia Bank	204,457.50	Debt Service Payment-Interest	Debt Service Payment
Wire	12/01/03	Wachovia Bank	1,497,096.00	Debt Service Payment-Interest	Debt Service Payment
Wire	06/01/04	Wachovia Bank	199,732.50	Debt Service Payment-Interest	Debt Service Payment
Wire	06/01/04	Wachovia Bank	886,372.50	Debt Service Payment-Interest	Debt Service Payment
Wire	06/01/04	Wachovia Bank	196,707.50	Debt Service Payment-Interest	Debt Service Payment
Wire	06/01/04	Wachovia Bank	1,470,765.00	Debt Service Payment-Interest	Debt Service Payment
Wire	06/01/04	Wachovia Bank	580,679.38	Debt Service Payment-Interest	Debt Service Payment
			<u>9,076,489.76</u>		
TOTAL DEBT SERVICE			18,190,800.21		
3845	12/17/03	City of Miami Beach	1,500.00	Miscellaneous (TCO's)	African-American Hotel
			<u>1,500.00</u>		
3757	10/10/03	Bloom & Minsker	9,714.05	Professional fees/legal	African-American Hotel
3818	11/26/03	Bloom & Minsker	3,506.10	Professional fees/legal	African-American Hotel
3862	12/31/03	Bloom & Minsker	2,473.45	Professional fees/legal	African-American Hotel
3930	02/23/04	Bloom & Minsker	2,262.00	Professional fees/legal	African-American Hotel
3931	02/23/04	Bloom & Minsker	1,693.80	Professional fees/legal	African-American Hotel
4021	04/13/04	Bloom & Minsker	7,744.95	Professional fees/legal	African-American Hotel
4041	04/19/04	Bloom & Minsker	5,349.45	Professional fees/legal	African-American Hotel
4108	05/26/04	Bloom & Minsker	5,266.20	Professional fees/legal	African-American Hotel
4153	06/14/04	Bloom & Minsker	4,643.70	Professional fees/legal	African-American Hotel
4216	07/16/04	Bloom & Minsker	1,949.85	Professional fees/legal	African-American Hotel
			<u>44,603.55</u>		
TOTAL AFRICAN-AMERICAN			46,103.55		
3745	10/06/03	Armor Security, Inc.	3,427.01	Security Services	Anchor Garage Operations
3747	10/06/03	Armor Security, Inc.	3,229.87	Security Services	Anchor Garage Operations
3799	11/19/03	Armor Security, Inc.	3,361.98	Security Services	Anchor Garage Operations

Redevelopment Agency - City Center District
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3800	11/19/03	Armor Security, Inc.	3,085.91	Security Services	Anchor Garage Operations
3801	11/19/03	Armor Security, Inc.	3,042.96	Security Services	Anchor Garage Operations
3802	11/19/03	Armor Security, Inc.	3,199.40	Security Services	Anchor Garage Operations
3803	11/19/03	Armor Security, Inc.	3,061.37	Security Services	Anchor Garage Operations
3814	11/20/03	Armor Security, Inc.	3,128.85	Security Services	Anchor Garage Operations
3854	12/29/03	Armor Security, Inc.	3,812.90	Security Services	Anchor Garage Operations
3863	12/31/03	Armor Security, Inc.	3,128.85	Security Services	Anchor Garage Operations
3864	12/31/03	Armor Security, Inc.	3,141.12	Security Services	Anchor Garage Operations
3878	01/15/04	Armor Security, Inc.	6,441.75	Security Services	Anchor Garage Operations
3903	02/06/04	Armor Security, Inc.	3,855.85	Security Services	Anchor Garage Operations
3905	02/06/04	Armor Security, Inc.	2,993.88	Security Services	Anchor Garage Operations
3915	02/10/04	Armor Security, Inc.	3,355.85	Security Services	Anchor Garage Operations
3943	03/04/04	Armor Security, Inc.	3,257.69	Security Services	Anchor Garage Operations
3945	03/04/04	Armor Security, Inc.	2,760.75	Security Services	Anchor Garage Operations
3969	03/16/04	Armor Security, Inc.	2,743.37	Security Services	Anchor Garage Operations
3970	03/16/04	Armor Security, Inc.	6,555.25	Security Services	Anchor Garage Operations
3974	03/22/04	City Of Miami Beach	7,042.98	Reimb. CMB for Armor Security	Anchor Garage Operations
3989	03/22/04	Armor Security, Inc.	6,257.70	Security Services	Anchor Garage Operations
4032	04/13/04	Armor Security, Inc.	3,211.67	Security Services	Anchor Garage Operations
4033	04/13/04	Armor Security, Inc.	3,542.96	Security Services	Anchor Garage Operations
4063	04/29/04	Armor Security, Inc.	3,315.97	Security Services	Anchor Garage Operations
4064	04/29/04	Armor Security, Inc.	3,423.33	Security Services	Anchor Garage Operations
4065	04/29/04	Armor Security, Inc.	3,337.44	Security Services	Anchor Garage Operations
4159	06/15/04	Armor Security, Inc.	9,825.21	Security Services	Anchor Garage Operations
4160	06/15/04	Armor Security, Inc.	3,138.05	Security Services	Anchor Garage Operations
4177	06/23/04	Armor Security, Inc.	3,429.47	Security Services	Anchor Garage Operations
4194	07/07/04	Armor Security, Inc.	9,450.96	Security Services	Anchor Garage Operations
4197	07/13/04	Armor Security, Inc.	7,036.85	Security Services	Anchor Garage Operations
4250	07/30/04	Armor Security, Inc.	12,404.97	Security Services	Anchor Garage Operations
4266	08/26/04	Armor Security, Inc.	1,963.20	Security Services	Anchor Garage Operations
			<u>144,965.37</u>		
3746	10/06/03	Best's Maintenance & Janitorial Services, Inc.	2,924.00	Janitorial Service	Anchor Garage Operations
3804	11/19/03	Best's Maintenance & Janitorial Services, Inc.	2,924.40	Janitorial Service	Anchor Garage Operations
3853	12/19/03	Best's Maintenance & Janitorial Services, Inc.	2,924.40	Janitorial Service	Anchor Garage Operations
3879	01/15/04	Best's Maintenance & Janitorial Services, Inc.	2,924.40	Janitorial Service	Anchor Garage Operations
3921	02/12/04	Best's Maintenance & Janitorial Services, Inc.	2,924.40	Janitorial Service	Anchor Garage Operations
4036	04/13/04	Best's Maintenance & Janitorial Services, Inc.	2,924.40	Janitorial Service	Anchor Garage Operations
4107	05/26/04	Best's Maintenance & Janitorial Services, Inc.	17,456.40	Janitorial Service	Anchor Garage Operations
4111	05/26/04	Best's Maintenance & Janitorial Services, Inc.	4,869.00	Janitorial Service	Anchor Garage Operations
4154	06/14/04	Best's Maintenance & Janitorial Services, Inc.	4,864.00	Janitorial Service	Anchor Garage Operations
4231	07/26/04	Best's Maintenance & Janitorial Services, Inc.	4,864.00	Janitorial Service	Anchor Garage Operations
4267	08/26/04	Best's Maintenance & Janitorial Services, Inc.	4,864.00	Janitorial Service	Anchor Garage Operations
			<u>54,463.40</u>		
3766	10/17/03	City of Miami Beach	1,919.36	Property Management Work	Anchor Garage Operations
3809	11/19/03	City of Miami Beach	3,374.00	Property Management Work	Anchor Garage Operations
3833	12/11/03	City of Miami Beach	4,332.63	Property Management Work	Anchor Garage Operations
3885	01/20/04	City of Miami Beach	2,487.50	Property Management Work	Anchor Garage Operations
3906	02/10/04	City of Miami Beach	2,035.03	Property Management Work	Anchor Garage Operations
3948	03/09/04	City of Miami Beach	5,090.68	Property Management Work	Anchor Garage Operations
4026	04/13/04	City of Miami Beach	3,411.35	Property Management Work	Anchor Garage Operations
4083	05/10/04	City of Miami Beach	807.51	Property Management Work	Anchor Garage Operations
4143	06/09/04	City of Miami Beach	2,216.59	Property Management Work	Anchor Garage Operations
4235	07/26/04	City of Miami Beach	5,814.73	Property Management Work	Anchor Garage Operations
4257	08/10/04	City of Miami Beach	7,998.57	Property Management Work	Anchor Garage Operations
4258	08/10/04	City of Miami Beach	385.51	Fleet Management	Anchor Garage Operations
			<u>39,873.46</u>		
3790	11/06/03	City of Miami Beach	895.28	Utilities	Anchor Garage Operations
3827	12/08/03	City of Miami Beach	961.58	Waste & Storm Water Impact Fee Nov. 2003	Anchor Garage Operations
3869	01/08/04	City of Miami Beach	1,177.78	Waste & Storm Water Impact Fee Dec. 2003	Anchor Garage Operations
3920	02/12/04	City of Miami Beach	1,315.59	Waste & Storm Water Impact Fee Jan. 2004	Anchor Garage Operations
3944	03/04/04	City of Miami Beach	1,705.59	Waste & Storm Water Impact Fee Feb. 2004	Anchor Garage Operations
4007	03/29/04	City of Miami Beach	1,424.33	Waste & Storm Water Impact Fee Mar. 2004	Anchor Garage Operations
4030	04/13/04	City of Miami Beach	585.20	Sewer Charges	Anchor Garage Operations
4047	04/21/04	City of Miami Beach	1,430.23	Waste & Storm Water Impact Fee Apr. 2004	Anchor Garage Operations

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Check & Wire Transfer Register by Project & Type of Expense
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4122	06/03/04	City of Miami Beach	1,955.98	Waste & Storm Water Impact Fee May 2004	Anchor Garage Operations
4195	07/07/04	City of Miami Beach	1,806.16	Waste & Storm Water Impact Fee June 2004	Anchor Garage Operations
4236	07/26/04	City of Miami Beach	2,076.97	Waste & Storm Water Impact Fee July 2004	Anchor Garage Operations
			<u>15,334.69</u>		
3786	11/06/03	City of Miami Beach	171.64	Reimb. CMB for Waste Mgmt	Anchor Garage Operations
3870	01/09/04	Waste Management of Dade County	342.53	Waste Management for Nov. & Dec. 2003	Anchor Garage Operations
3876	01/15/04	Waste Management of Dade County	181.96	Waste Management for January 2004	Anchor Garage Operations
3923	02/12/04	Waste Management of Dade County	182.51	Waste Management for February 2004	Anchor Garage Operations
3965	03/16/04	Waste Management of Dade County	182.87	Waste Management for March 2004	Anchor Garage Operations
3975	03/22/04	City of Miami Beach	171.64	Reimb. CMB for Waste Mgmt	Anchor Garage Operations
4027	04/13/04	Waste Management of Dade County	183.86	Waste Management for April 2004	Anchor Garage Operations
4094	05/13/04	Waste Management of Dade County	179.01	Waste Management for May 2004	Anchor Garage Operations
4152	06/14/04	Waste Management of Dade County	179.01	Waste Management for June 2004	Anchor Garage Operations
4212	07/13/04	Waste Management of Dade County	179.01	Waste Management for July 2004	Anchor Garage Operations
4264	08/10/04	Waste Management of Dade County	179.01	Waste Management for August 2004	Anchor Garage Operations
			<u>2,133.05</u>		
3840	12/11/03	Richard Rhodes	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3841	12/11/03	Abderrahim Halmi	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3850	12/17/03	Thomas Connell	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3851	12/17/03	Janine Fischer	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3856	12/29/03	Angela Urena Roman	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3857	12/29/03	Charles Berk	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3871	01/12/04	Ned Johns	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3872	01/12/04	Hugo Gutierrez	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3886	01/20/04	Tropics Hotel	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3901	02/03/04	Locomotion	50.00	Return Parking Access Card Deposit	Anchor Garage Operations
3902	02/03/04	J & P Tiles	20.00	Return Parking Access Card Deposit	Anchor Garage Operations
3908	02/10/04	Ralph Peterson	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3909	02/10/04	Rodney Bailey	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3910	02/10/04	Zsolt Molnar	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3917	02/12/04	The Wachenhut Corp	220.00	Return Parking Access Card Deposit	Anchor Garage Operations
3918	02/12/04	Peter Logsdon	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3952	03/09/04	Julian Greenspan	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3953	03/09/04	Maria Gurdian	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
3954	03/09/04	Sheldon McGregor	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4009	04/02/04	Thomas Lazzaro	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4019	04/13/04	Vicente Scarpitta	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4020	04/13/04	Lucia Siguas	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4081	05/10/04	William Kimball	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4082	05/10/04	Yves Sagaille	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4090	05/12/04	Silvia Huete	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4091	05/12/04	Coastal/Hoar at South Beach	40.00	Return Parking Access Card Deposit	Anchor Garage Operations
4121	06/03/04	Edward Johns	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4155	06/15/04	Michael Healey	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4180	06/23/04	Ira De Ford	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4181	06/23/04	Carlos Figueroa	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4182	06/23/04	Daniel Troch	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4225	07/21/04	Shirley Castillo	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4246	07/30/04	Christophe Baraton	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4283	08/26/04	Jack Cox	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
4284	08/26/04	Fletcher Harrison	10.00	Return Parking Access Card Deposit	Anchor Garage Operations
			<u>640.00</u>		
3785	11/06/03	BellSouth	277.39	Miscellaneous-Telephone Service	Anchor Garage Operations
3815	11/21/03	BellSouth	136.13	Miscellaneous-Telephone Service	Anchor Garage Operations
3852	12/19/03	BellSouth	123.98	Miscellaneous-Telephone Service	Anchor Garage Operations
3891	01/28/04	BellSouth	126.10	Miscellaneous-Telephone Service	Anchor Garage Operations
3940	02/27/04	BellSouth	125.36	Miscellaneous-Telephone Service	Anchor Garage Operations
3988	03/22/04	BellSouth	127.68	Miscellaneous-Telephone Service	Anchor Garage Operations
4055	04/26/04	BellSouth	127.54	Miscellaneous-Telephone Service	Anchor Garage Operations
4123	06/03/04	BellSouth	126.60	Miscellaneous-Telephone Service	Anchor Garage Operations
4184	06/30/04	BellSouth	126.20	Miscellaneous-Telephone Service	Anchor Garage Operations
4230	07/26/04	BellSouth	137.68	Miscellaneous-Telephone Service	Anchor Garage Operations
			<u>1,434.66</u>		
3749	10/06/03	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
3807	11/19/03	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
3808	11/19/03	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
3868	12/31/03	Royce Parking Control System, Inc.	645.00	Miscellaneous-Service Contract	Anchor Garage Operations
3887	01/20/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
3933	02/23/04	Royce Parking Control System, Inc.	667.50	Miscellaneous-Gate Cards	Anchor Garage Operations
3941	03/04/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
4000	03/26/04	City of Miami Beach	775.00	Reimb CMB for Royce Parking	Anchor Garage Operations
4057	04/26/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4099	05/14/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
4198	07/13/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
4209	07/13/04	Royce Parking Control System, Inc.	675.00	Miscellaneous-Gate Cards	Anchor Garage Operations
4242	07/26/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
4285	08/26/04	Royce Parking Control System, Inc.	775.00	Miscellaneous-Service Contract	Anchor Garage Operations
			<u>10,512.50</u>		
3759	10/14/03	City of Miami Beach	806.00	Miscellaneous-Elevator maint.	Anchor Garage Operations
3764	10/15/03	City of Miami Beach	527.42	Reimb. CMB for Thyssen Miami Elevator	Anchor Garage Operations
3805	11/19/03	Thyssen Krupp Elevator	3,045.97	Elevator Service	Anchor Garage Operations
3830	12/11/03	Thyssen Krupp Elevator	728.50	Elevator Service	Anchor Garage Operations
3847	12/17/03	Thyssen Krupp Elevator	3,410.00	Elevator Service	Anchor Garage Operations
3914	02/10/04	Thyssen Krupp Elevator	3,293.91	Elevator Service	Anchor Garage Operations
3973	03/22/04	City of Miami Beach	682.42	Reimb. CMB for Thyssen Miami Elevator	Anchor Garage Operations
4105	05/24/04	Thyssen Krupp Elevator	3,293.91	Elevator Service	Anchor Garage Operations
4178	06/23/04	Thyssen Krupp Elevator	108.50	Elevator Service	Anchor Garage Operations
4287	08/26/04	Thyssen Krupp Elevator	3,293.91	Elevator Service	Anchor Garage Operations
			<u>19,190.54</u>		
3783	11/04/03	Miami-Dade County Tax Collector	382,637.47	Miscellaneous-Property Taxes	Anchor Garage Operations
3791	11/12/03	City of Miami Beach	7.00	United Way Contrib. Collected 10/03	Anchor Garage Operations
3806	11/19/03	Country Bills Lawn Maintenance	228.00	Lawn Maintenance	Anchor Garage Operations
3839	12/11/03	Country Bills Lawn Maintenance	76.00	Lawn Maintenance	Anchor Garage Operations
3875	01/15/04	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
3884	01/20/04	Corporate Express	197.10	Office Supplies	Anchor Garage Operations
3888	01/20/04	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
3893	01/30/04	Hi-Rise Safety Systems	1,500.00	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
3898	01/30/04	Miami Fire Equipment	184.00	Miscellaneous	Anchor Garage Operations
3899	02/03/04	Brink's Incorporated	1,680.00	Brinks services	Anchor Garage Operations
3912	02/10/04	City of Miami Beach	4.00	United Way Contrib. Collected 11/03	Anchor Garage Operations
3922	02/12/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
3964	03/16/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
3968	03/16/04	Corporate Express	624.36	Office Supplies	Anchor Garage Operations
3976	03/22/04	City of Miami Beach	76.00	Reimb. CMB for Country Bills Lawn Maintenance	Anchor Garage Operations
3977	03/22/04	City of Miami Beach	546.86	Reimb. CMB for Corporate Express	Anchor Garage Operations
4005	03/26/04	Integra Business Forms	500.84	Deposit slips	Anchor Garage Operations
4011	04/02/04	Country Bills Lawn Maintenance	190.00	Lawn Maintenance	Anchor Garage Operations
4013	04/07/04	Hi-Rise Safety Systems	750.00	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4044	04/21/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4053	04/26/04	Miami Fire Equipment	1,061.00	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4056	04/26/04	Corporate Express	426.20	Office Supplies	Anchor Garage Operations
4061	04/29/04	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
4100	05/14/04	Florida Coast Equipment	5,798.59	Miscellaneous - Kawasaki Mule	Anchor Garage Operations
4106	05/25/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4116	06/01/04	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
4132	06/07/04	City of Miami Beach	6.00	Reimb. CMB - Parking Refund	Anchor Garage Operations
4133	06/07/04	City of Miami Beach	844.98	Reimb. CMB - Corporate Express	Anchor Garage Operations
4134	06/07/04	B.E.A. International	2,500.00	Garage Improvements	Anchor Garage Operations
4173	06/23/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4176	06/23/04	Hi-Rise Safety Systems	96.30	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4189	06/30/04	Hi-Rise Safety Systems	750.00	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4204	07/13/04	Country Bills Lawn Maintenance	190.00	Lawn Maintenance	Anchor Garage Operations
4208	07/13/04	Miami Fire Equipment	35.45	Miscellaneous-Fire alarm maint.	Anchor Garage Operations
4232	07/26/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4260	08/10/04	Country Bills Lawn Maintenance	152.00	Lawn Maintenance	Anchor Garage Operations
4268	08/26/04	Brink's Incorporated	420.00	Brinks services	Anchor Garage Operations
4301	08/31/04	Tropical Glass & Construction	360.00	Glass repair	Anchor Garage Operations
			<u>404,970.15</u>		
3859	12/30/03	Miami Beach Redevelopment, Inc.	10,470.69	Facility Use / Usage Fee	Anchor Garage Operations
4043	04/19/04	Miami Beach Redevelopment, Inc.	21,892.01	Facility Use / Usage Fee	Anchor Garage Operations
4135	06/07/04	Miami Beach Redevelopment, Inc.	52,430.22	Facility Use / Usage Fee	Anchor Garage Operations
4263	08/10/04	Miami Beach Redevelopment, Inc.	13,213.07	Facility Use / Usage Fee	Anchor Garage Operations
			<u>98,005.99</u>		
3755	10/10/03	APCOA/Standard Parking	7,765.05	Salary Reimbursements	Anchor Garage Operations
3797	11/19/03	APCOA/Standard Parking	7,909.01	Salary Reimbursements	Anchor Garage Operations
3798	11/19/03	APCOA/Standard Parking	7,977.33	Salary Reimbursements	Anchor Garage Operations
3837	12/11/03	APCOA/Standard Parking	8,131.74	Salary Reimbursements	Anchor Garage Operations
3838	12/11/03	APCOA/Standard Parking	7,919.80	Salary Reimbursements	Anchor Garage Operations
3855	12/29/03	APCOA/Standard Parking	7,864.73	Salary Reimbursements	Anchor Garage Operations
3877	01/15/04	APCOA/Standard Parking	7,966.50	Salary Reimbursements	Anchor Garage Operations
3919	02/12/04	APCOA/Standard Parking	8,157.35	Salary Reimbursements	Anchor Garage Operations
3932	02/23/04	APCOA/Standard Parking	8,018.22	Salary Reimbursements	Anchor Garage Operations
3942	03/04/04	APCOA/Standard Parking	8,221.48	Salary Reimbursements	Anchor Garage Operations

Redevelopment Agency - City Center District
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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3950	03/09/04	APCOA/Standard Parking	8,108.26	Salary Reimbursements	Anchor Garage Operations
3985	03/22/04	APCOA/Standard Parking	8,476.35	Salary Reimbursements	Anchor Garage Operations
4022	04/13/04	APCOA/Standard Parking	8,863.00	Salary Reimbursements	Anchor Garage Operations
4023	04/13/04	APCOA/Standard Parking	8,560.33	Salary Reimbursements	Anchor Garage Operations
4054	04/26/04	APCOA/Standard Parking	7,955.13	Salary Reimbursements	Anchor Garage Operations
4076	05/06/04	APCOA/Standard Parking	8,043.95	Salary Reimbursements	Anchor Garage Operations
4120	06/01/04	APCOA/Standard Parking	7,990.80	Salary Reimbursements	Anchor Garage Operations
4142	06/09/04	APCOA/Standard Parking	7,938.94	Salary Reimbursements	Anchor Garage Operations
4183	06/30/04	APCOA/Standard Parking	8,491.51	Salary Reimbursements	Anchor Garage Operations
4196	07/13/04	APCOA/Standard Parking	8,226.07	Salary Reimbursements	Anchor Garage Operations
4227	07/26/04	APCOA/Standard Parking	7,890.33	Salary Reimbursements	Anchor Garage Operations
4249	07/30/04	APCOA/Standard Parking	8,223.97	Salary Reimbursements	Anchor Garage Operations
4265	08/26/04	APCOA/Standard Parking	7,898.17	Salary Reimbursements	Anchor Garage Operations
			<u>186,598.02</u>		
Wire	10/15/03	Florida Department of Revenue	7,513.22	Sales Tax Payment	Anchor Garage Operations
Wire	11/18/03	Florida Department of Revenue	8,630.80	Sales Tax Payment	Anchor Garage Operations
Wire	12/18/03	Florida Department of Revenue	9,426.49	Sales Tax Payment	Anchor Garage Operations
Wire	01/20/04	Florida Department of Revenue	9,235.66	Sales Tax Payment	Anchor Garage Operations
Wire	03/03/04	Florida Department of Revenue	9,431.78	Sales Tax Payment	Anchor Garage Operations
Wire	03/18/04	Florida Department of Revenue	12,320.68	Sales Tax Payment	Anchor Garage Operations
Wire	04/19/04	Florida Department of Revenue	14,988.66	Sales Tax Payment	Anchor Garage Operations
Wire	04/27/04	Florida Department of Revenue	150.00	Sales Tax Payment	Anchor Garage Operations
Wire	05/19/04	Florida Department of Revenue	9,861.68	Sales Tax Payment	Anchor Garage Operations
Wire	06/18/04	Florida Department of Revenue	10,175.71	Sales Tax Payment	Anchor Garage Operations
Wire	07/16/04	Florida Department of Revenue	7,954.75	Sales Tax Payment	Anchor Garage Operations
Wire	08/18/04	Florida Department of Revenue	10,778.13	Sales Tax Payment	Anchor Garage Operations
			<u>110,467.56</u>		
TOTAL ANCHOR GARAGE OPER.			1,088,589.39		
3783	11/04/03	Miami-Dade County Tax Collector	11,834.15	Miscellaneous-Property Taxes	Anchor Shops Oper.
4297	08/31/04	Comet Courier	12.06	Miscellaneous-Delivery of Deposit Slips	Anchor Shops Oper.
			<u>11,846.21</u>		
3846	12/17/03	Miami Beach Community Development Corp	4,102.57	Reimb. - operating exp.	Anchor Shops Oper.
3873	01/12/04	Miami Beach Community Development Corp	3,947.84	Reimb. - operating exp.	Anchor Shops Oper.
3881	01/20/04	Miami Beach Community Development Corp	2,969.82	Reimb. - operating exp.	Anchor Shops Oper.
3913	02/10/04	Miami Beach Community Development Corp	2,969.82	Reimb. - operating exp.	Anchor Shops Oper.
3957	03/09/04	Miami Beach Community Development Corp	3,022.32	Reimb. - operating exp.	Anchor Shops Oper.
4015	04/07/04	Miami Beach Community Development Corp	3,284.59	Reimb. - operating exp.	Anchor Shops Oper.
4080	05/10/04	Miami Beach Community Development Corp	2,969.82	Reimb. - operating exp.	Anchor Shops Oper.
4136	06/07/04	Miami Beach Community Development Corp	3,000.99	Reimb. - operating exp.	Anchor Shops Oper.
4206	07/13/04	Miami Beach Community Development Corp	4,325.77	Reimb. - operating exp.	Anchor Shops Oper.
4281	08/26/04	Miami Beach Community Development Corp	4,168.36	Reimb. - operating exp.	Anchor Shops Oper.
			<u>34,761.90</u>		
Wire	10/15/03	Florida Department of Revenue	4,472.97	Sales Tax	Anchor Shops Oper.
3774	10/27/03	Florida Department of Revenue	90.03	Sales Tax	Anchor Shops Oper.
Wire	11/18/03	Florida Department of Revenue	2,831.72	Sales Tax	Anchor Shops Oper.
Wire	12/18/03	Florida Department of Revenue	7,300.71	Sales Tax	Anchor Shops Oper.
Wire	01/20/04	Florida Department of Revenue	4,059.62	Sales Tax	Anchor Shops Oper.
Wire	03/03/04	Florida Department of Revenue	4,059.57	Sales Tax	Anchor Shops Oper.
Wire	03/18/04	Florida Department of Revenue	3,881.99	Sales Tax	Anchor Shops Oper.
Wire	04/19/04	Florida Department of Revenue	3,694.31	Sales Tax	Anchor Shops Oper.
Wire	04/27/04	Florida Department of Revenue	150.00	Sales Tax	Anchor Shops Oper.
Wire	05/19/04	Florida Department of Revenue	3,415.46	Sales Tax	Anchor Shops Oper.
Wire	06/18/04	Florida Department of Revenue	3,528.24	Sales Tax	Anchor Shops Oper.
Wire	07/16/04	Florida Department of Revenue	3,621.11	Sales Tax	Anchor Shops Oper.
Wire	08/18/04	Florida Department of Revenue	3,900.05	Sales Tax	Anchor Shops Oper.
			<u>45,005.78</u>		
TOTAL ANCHOR SHOPS OPER.			91,613.89		
3822	12/04/03	URS Corporation	108,761.00	Construction work-library	Collins Park Cultural Center
3896	01/30/04	URS Corporation	102,662.03	Construction work-library	Collins Park Cultural Center
3963	03/12/04	The Tower Group	259,051.85	Construction work-library	Collins Park Cultural Center
3927	02/23/04	City of Miami Beach	5,473.00	CMB Construction Management-Cultural Campus	Collins Park Cultural Center
3927	02/23/04	City of Miami Beach	82,650.00	CMB Construction Management-Library	Collins Park Cultural Center
4074	05/06/04	Edward Lewis Architect	9,600.00	Professional Services - Library	Collins Park Cultural Center
4078	05/06/04	Edward Lewis Architect	8,000.00	Professional Services - Library	Collins Park Cultural Center
4079	05/10/04	URS Corporation	101,023.14	Construction work-library	Collins Park Cultural Center
4188	06/30/04	Edward Lewis Architect	1,440.00	Professional Services - Library	Collins Park Cultural Center

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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4213	07/13/04	Robert A.M. Stern Architects	20,000.00	Professional Services - Library	Collins Park Cultural Center
4240	07/26/04	Edward Lewis Architect	1,440.00	Professional Services - Library	Collins Park Cultural Center
			<u>700,101.02</u>		
3865	12/31/03	City of Miami Beach	534.40	Waste & Storm Water Impact Fee	Collins Park Cultural Center
3866	12/31/03	City of Miami Beach	165.20	Waste & Storm Water Impact Fee	Collins Park Cultural Center
3867	12/31/03	City of Miami Beach	619.60	Waste & Storm Water Impact Fee	Collins Park Cultural Center
4114	06/01/04	City of Miami Beach	3,317.01	Waste & Storm Water Impact Fee	Collins Park Cultural Center
4115	06/01/04	City of Miami Beach	544.00	Waste & Storm Water Impact Fee	Collins Park Cultural Center
4237	07/26/04	City of Miami Beach	108.80	Waste & Storm Water Impact Fee	Collins Park Cultural Center
			<u>5,289.01</u>		
TOTAL COLLINS PARK CULTURAL CENTER			705,390.03		
3834	12/11/03	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
3835	12/11/03	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
3946	03/04/04	City of Miami Beach	8,296.48	Salary Reimbursement	Colony Theater Restoration
4158	06/15/04	City of Miami Beach	13,274.37	Salary Reimbursement	Colony Theater Restoration
4200	07/13/04	City of Miami Beach	3,318.59	Salary Reimbursement	Colony Theater Restoration
4270	08/26/04	City of Miami Beach	5,247.61	Salary Reimbursement	Colony Theater Restoration
			<u>36,774.23</u>		
3752	10/07/03	City of Miami Beach	66,849.25	Transfer to CMB (Art in Public Places)	Colony Theater Restoration
3778	11/04/03	BellSouth	153.48	Miscellaneous-Telephone	Colony Theater Restoration
3824	12/04/03	BellSouth	161.75	Miscellaneous-Telephone	Colony Theater Restoration
3849	12/17/03	AT&T	16.49	Miscellaneous-Telephone	Colony Theater Restoration
3860	12/31/03	BellSouth	144.38	Miscellaneous-Telephone	Colony Theater Restoration
3883	01/20/04	AT&T	49.27	Miscellaneous-Telephone	Colony Theater Restoration
3916	02/12/04	BellSouth	145.13	Miscellaneous-Telephone	Colony Theater Restoration
3926	02/17/04	AT&T	31.61	Miscellaneous-Telephone	Colony Theater Restoration
3936	02/26/04	BellSouth	148.95	Miscellaneous-Telephone	Colony Theater Restoration
3927	02/23/04	City of Miami Beach	90,701.00	CMB Construction Management	Colony Theater Restoration
3993	03/23/04	AT&T	57.45	Miscellaneous-Telephone	Colony Theater Restoration
4004	03/26/04	BellSouth	144.56	Miscellaneous-Telephone	Colony Theater Restoration
4038	04/15/04	AT&T	42.78	Miscellaneous-Telephone	Colony Theater Restoration
4060	04/29/04	BellSouth	142.55	Miscellaneous-Telephone	Colony Theater Restoration
4073	05/03/04	Federal Express	21.63	Miscellaneous-Courier	Colony Theater Restoration
4101	05/19/04	AT&T	29.75	Miscellaneous-Telephone	Colony Theater Restoration
4113	05/26/04	BellSouth	142.65	Miscellaneous-Telephone	Colony Theater Restoration
4145	06/14/04	Miami-Dade County DERM (Voided)	0.00	Miscellaneous-Permit Fees	Colony Theater Restoration
4147	06/14/04	City of Miami Beach	5,900.00	Miscellaneous-Water Connection	Colony Theater Restoration
4148	06/14/04	City of Miami Beach	985.00	Miscellaneous-Water Connection	Colony Theater Restoration
4150	06/14/04	City of Miami Beach	8,840.00	Miscellaneous-Water Connection	Colony Theater Restoration
4166	06/17/04	AT&T	29.75	Miscellaneous-Telephone	Colony Theater Restoration
4184	06/30/04	BellSouth	142.53	Miscellaneous-Telephone	Colony Theater Restoration
4229	07/26/04	AT&T	29.70	Miscellaneous-Telephone	Colony Theater Restoration
4243	07/28/04	City of Miami Beach	2,500.00	Miscellaneous-Water Connection	Colony Theater Restoration
4245	07/30/04	BellSouth	142.57	Miscellaneous-Telephone	Colony Theater Restoration
4288	08/31/04	AT&T	29.70	Miscellaneous-Telephone	Colony Theater Restoration
4289	08/31/04	BellSouth	140.55	Miscellaneous-Tunneling & Backfilling	Colony Theater Restoration
			<u>177,722.48</u>		
3744	10/06/03	McCartney Construction Company	215,941.30	Construction Costs	Colony Theater Restoration
3758	10/10/03	McCartney Construction Company	207,365.10	Construction Costs	Colony Theater Restoration
3820	12/04/03	McCartney Construction Company	239,071.66	Construction Costs	Colony Theater Restoration
3829	12/11/03	McCartney Construction Company	251,078.89	Construction Costs	Colony Theater Restoration
3895	01/30/04	McCartney Construction Company	300,737.59	Construction Costs	Colony Theater Restoration
3928	02/23/04	McCartney Construction Company	165,524.93	Construction Costs	Colony Theater Restoration
3972	03/16/04	McCartney Construction Company	179,000.11	Construction Costs	Colony Theater Restoration
4016	04/07/04	McCartney Construction Company	256,969.90	Construction Costs	Colony Theater Restoration
4097	05/13/04	McCartney Construction Company	305,585.76	Construction Costs	Colony Theater Restoration
4191	06/30/04	McCartney Construction Company	250,219.35	Construction Costs	Colony Theater Restoration
4252	07/30/04	McCartney Construction Company	285,277.90	Construction Costs	Colony Theater Restoration
4296	08/31/04	City of Miami Beach	218,359.09	Construction Costs	Colony Theater Restoration
			<u>2,875,131.58</u>		
3743	10/06/03	R.J. Heisenbottle Architects	13,477.53	Professional Services	Colony Theater Restoration
3821	12/04/03	R.J. Heisenbottle Architects	2,508.47	Professional Services	Colony Theater Restoration
3828	12/11/03	R.J. Heisenbottle Architects	5,406.54	Professional Services	Colony Theater Restoration
3892	01/30/04	R.J. Heisenbottle Architects	6,152.50	Professional Services	Colony Theater Restoration
3951	03/09/04	R.J. Heisenbottle Architects	3,199.55	Professional Services	Colony Theater Restoration
4002	03/26/04	R.J. Heisenbottle Architects	1,049.27	Professional Services	Colony Theater Restoration
4048	04/21/04	R.J. Heisenbottle Architects	3,410.27	Professional Services	Colony Theater Restoration
4067	04/29/04	State of Florida Dept. of Mgmt. Services	60,241.00	Project Management Fees	Colony Theater Restoration

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Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4068	04/29/04	R.J. Heisenbottle Architects	1,500.00	Professional Services	Colony Theater Restoration
4210	07/13/04	R.J. Heisenbottle Architects	3,141.93	Professional Services	Colony Theater Restoration
4214	07/13/04	R.J. Heisenbottle Architects	30,170.00	Professional Services	Colony Theater Restoration
4247	07/30/04	R.J. Heisenbottle Architects	1,922.92	Professional Services	Colony Theater Restoration
4286	08/26/04	R.J. Heisenbottle Architects	3,076.25	Professional Services	Colony Theater Restoration
4300	08/31/04	State of Florida Dept. of Mgmt. Services	14,252.00	Professional Services	Colony Theater Restoration
			<u>149,508.23</u>		
TOTAL COLONY THEATER RESTORATION			3,239,136.52		
3777	10/29/03	City of Miami Beach	16,057.18	Reimb. CMB payment R.L. Saum Const.	Beachwalk Project
3779	11/04/03	Coastal Systems International, Inc.	13,390.07	Professional Services	Beachwalk Project
3813	11/20/03	R.L. Saum Construction Co.	180,880.99	Professional Services	Beachwalk Project
3826	12/04/03	Coastal Systems International, Inc.	13,157.73	Professional Services	Beachwalk Project
3836	12/11/03	City of Miami Beach	5,450.00	Water Impact & Tap Fee for New 3" Irrigation	Beachwalk Project
3880	01/20/04	Coastal Systems International, Inc.	21,010.02	Professional Services	Beachwalk Project
3889	01/20/04	R.L. Saum Construction Co.	191,878.80	Professional Services	Beachwalk Project
3900	02/03/04	Coastal Systems International, Inc.	20,288.27	Professional Services	Beachwalk Project
3924	02/12/04	R.L. Saum Construction Co.	249,998.75	Professional Services	Beachwalk Project
3983	03/22/04	City of Miami Beach	661.50	Reimb. CMB payment Miami Herald	Beachwalk Project
4006	03/26/04	R.L. Saum Construction Co.	139,218.36	Professional Services	Beachwalk Project
4050	04/26/04	R.L. Saum Construction Co.	433,655.10	Professional Services	Beachwalk Project
4168	06/18/04	City of Miami Beach	275.00	Reimb. CMB payment Nagine Gallop Figueredo	Beachwalk Project
4169	06/18/04	Nagine Gallop Figueredo	9,785.94	Legal Fees	Beachwalk Project
4170	06/18/04	Nagine Gallop Figueredo	7,186.07	Legal Fees	Beachwalk Project
4171	06/18/04	Nagine Gallop Figueredo	1,720.00	Legal Fees	Beachwalk Project
4222	07/16/04	Nagine Gallop Figueredo	668.03	Legal Fees	Beachwalk Project
4254	08/04/04	R.L. Saum Construction Co.	373,878.51	Professional Services	Beachwalk Project
4259	08/10/04	Coastal Systems International, Inc.	89,077.86	Professional Services	Beachwalk Project
			<u>1,768,238.18</u>		
TOTAL BEACHWALK PROJECT			1,768,238.18		
3750	10/06/03	Mercedes Electric Supply, Inc.	96.94	Lighting	Lincoln Road Improv. Project
3753	10/07/03	Mercedes Electric Supply, Inc.	19,326.36	Lighting	Lincoln Road Improv. Project
3817	11/26/03	Mercedes Electric Supply, Inc.	946.26	Lighting	Lincoln Road Improv. Project
3961	03/11/04	Mercedes Electric Supply, Inc.	486.82	Lighting	Lincoln Road Improv. Project
3962	03/11/04	Mercedes Electric Supply, Inc.	1,005.22	Lighting	Lincoln Road Improv. Project
3979	03/22/04	City of Miami Beach	4,824.54	Reimb. CMB for Mercedes Electric	Lincoln Road Improv. Project
3986	03/22/04	Mercedes Electric Supply, Inc.	1,153.46	Lighting	Lincoln Road Improv. Project
3987	03/22/04	Mercedes Electric Supply, Inc.	1,171.53	Lighting	Lincoln Road Improv. Project
4001	03/26/04	Mercedes Electric Supply, Inc.	5,011.20	Lighting	Lincoln Road Improv. Project
4025	04/13/04	Mercedes Electric Supply, Inc.	4,290.00	Lighting	Lincoln Road Improv. Project
4040	04/19/04	Mercedes Electric Supply, Inc.	19.12	Lighting	Lincoln Road Improv. Project
4045	04/21/04	Mercedes Electric Supply, Inc.	349.75	Lighting	Lincoln Road Improv. Project
4058	04/26/04	Mercedes Electric Supply, Inc.	306.45	Lighting	Lincoln Road Improv. Project
4062	04/29/04	Mercedes Electric Supply, Inc.	1,061.75	Lighting	Lincoln Road Improv. Project
4066	04/29/04	Mercedes Electric Supply, Inc.	44.86	Lighting	Lincoln Road Improv. Project
4084	05/10/04	Mercedes Electric Supply, Inc.	190.83	Lighting	Lincoln Road Improv. Project
4085	05/10/04	Mercedes Electric Supply, Inc.	721.16	Lighting	Lincoln Road Improv. Project
4089	05/12/04	Mercedes Electric Supply, Inc.	220.43	Lighting	Lincoln Road Improv. Project
4098	05/14/04	Mercedes Electric Supply, Inc.	366.53	Lighting	Lincoln Road Improv. Project
4103	05/21/04	Mercedes Electric Supply, Inc.	352.33	Lighting	Lincoln Road Improv. Project
4117	06/01/04	Mercedes Electric Supply, Inc.	641.68	Lighting	Lincoln Road Improv. Project
4126	06/03/04	Mercedes Electric Supply, Inc.	428.68	Lighting	Lincoln Road Improv. Project
4163	06/15/04	Mercedes Electric Supply, Inc.	698.55	Lighting	Lincoln Road Improv. Project
4207	07/13/04	Mercedes Electric Supply, Inc.	375.14	Lighting	Lincoln Road Improv. Project
4241	07/26/04	Mercedes Electric Supply, Inc.	1,389.45	Lighting	Lincoln Road Improv. Project
4262	08/10/04	Mercedes Electric Supply, Inc.	242.97	Lighting	Lincoln Road Improv. Project
4282	08/26/04	Mercedes Electric Supply, Inc.	305.05	Lighting	Lincoln Road Improv. Project
			<u>46,027.06</u>		
3788	11/06/03	City of Miami Beach	21,675.60	Property Mgmt Work	Lincoln Road Improv. Project
3789	11/06/03	City of Miami Beach	11,749.00	Property Mgmt Work	Lincoln Road Improv. Project
3832	12/11/03	City of Miami Beach	12,166.47	Property Mgmt Work	Lincoln Road Improv. Project
4144	06/09/04	City of Miami Beach	22,092.91	Property Mgmt Work	Lincoln Road Improv. Project
4146	06/14/04	City of Miami Beach	94,637.11	Property Mgmt Work	Lincoln Road Improv. Project
4187	06/30/04	City of Miami Beach	984.21	Property Mgmt Work	Lincoln Road Improv. Project
4255	08/10/04	City of Miami Beach	2,785.59	Property Mgmt Work	Lincoln Road Improv. Project
			<u>166,090.89</u>		

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through August 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
3762	10/14/03	City of Miami Beach	1,474.56	Reimb. CMB for Wells Fargo Business	Lincoln Road Improv. Project
3763	10/14/03	City of Miami Beach	3,038.40	Reimb. CMB for Wells Fargo Business	Lincoln Road Improv. Project
3978	03/22/04	City of Miami Beach	10,782.72	Reimb. CMB for Wells Fargo Business	Lincoln Road Improv. Project
4034	04/13/04	Wells Fargo Business Credit, Inc.	1,751.04	Temporary Labor	Lincoln Road Improv. Project
4035	04/13/04	Wells Fargo Business Credit, Inc.	3,669.12	Temporary Labor	Lincoln Road Improv. Project
4037	04/15/04	Wells Fargo Business Credit, Inc.	1,621.44	Temporary Labor	Lincoln Road Improv. Project
4072	04/30/04	Wells Fargo Business Credit, Inc.	3,594.24	Temporary Labor	Lincoln Road Improv. Project
4086	05/10/04	Wells Fargo Business Credit, Inc.	1,860.48	Temporary Labor	Lincoln Road Improv. Project
4087	05/10/04	Wells Fargo Business Credit, Inc.	276.48	Temporary Labor	Lincoln Road Improv. Project
4096	05/13/04	Union Temporary Labor Services	19,015.79	Temporary Labor	Lincoln Road Improv. Project
4118	06/01/04	Wells Fargo Business Credit, Inc.	6,511.68	Temporary Labor	Lincoln Road Improv. Project
4125	06/03/04	Wells Fargo Business Credit, Inc.	115.20	Temporary Labor	Lincoln Road Improv. Project
4161	06/15/04	Wells Fargo Business Credit, Inc.	2,295.36	Temporary Labor	Lincoln Road Improv. Project
4174	06/23/04	Wells Fargo Business Credit, Inc.	1,566.72	Temporary Labor	Lincoln Road Improv. Project
4211	07/13/04	Wells Fargo Business Credit, Inc.	1,563.84	Temporary Labor	Lincoln Road Improv. Project
			<u>59,137.07</u>		
3761	10/14/03	City of Miami Beach	140.00	Reimb. CMB for Mobile Storage Group	Lincoln Road Improv. Project
3784	11/06/03	City of Miami Beach	140.00	Reimb. CMB for Mobile Storage Group	Lincoln Road Improv. Project
3960	03/11/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
3980	03/22/04	City of Miami Beach	650.00	Reimb. CMB for Mobile Storage Group	Lincoln Road Improv. Project
4028	04/13/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
4029	04/13/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
4070	04/30/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
4162	06/15/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
4224	07/16/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
4248	07/30/04	The Mobile Storage Group	140.00	Lease of Storage Container	Lincoln Road Improv. Project
			<u>1,910.00</u>		
3981	03/22/04	City of Miami Beach	19.37	Reimb. CMB for Clerk of Court	Lincoln Road Improv. Project
3990	03/22/04	City of Miami Beach	50,775.00	Reimb. CMB for The Veazy Group, Inc.	Lincoln Road Improv. Project
3991	03/22/04	City of Miami Beach	43,392.78	Reimb. CMB for Branching Out, Inc.	Lincoln Road Improv. Project
4175	06/23/04	Legacy Pools of South Florida, Inc.	43,550.00	Fountain Upgrades	Lincoln Road Improv. Project
4217	07/16/04	Branching Out, Inc.	25,867.22	Light Poles Installation	Lincoln Road Improv. Project
			<u>163,604.37</u>		
TOTAL LINCOLN ROAD IMPROVE. PROJECT			436,769.39		
3748	10/06/03	F & L Construction	15,950.00	Co-Payment w/CMB (Humidifiers)	Bass Museum
3751	10/07/03	City of Miami Beach	31,770.00	Transfer to CMB (Art in Public Places)	Bass Museum
3794	11/14/03	The Gordian Group, Inc.	7,561.32	Contracting Services - Humidifiers	Bass Museum
3897	01/30/04	F & L Construction	68,986.36	Co-Payment w/CMB (Humidifiers)	Bass Museum
4003	03/26/04	The Gordian Group, Inc.	175.69	Contracting Services - Humidifiers	Bass Museum
4205	07/13/04	Fortress-Miami Corp	16,510.00	Storage Charges	Bass Museum
4280	08/26/04	Fortress-Miami Corp	8,255.00	Storage Charges	Bass Museum
4299	08/31/04	Fortress-Miami Corp	8,255.00	Storage Charges	Bass Museum
			<u>157,463.37</u>		
TOTAL BASS MUSEUM PROJECT			157,463.37		
3767	10/17/03	Squire, Sanders & Dempsey, LLP	4,872.06	Legal Fees	New World Symphony
3971	03/16/04	Squire, Sanders & Dempsey, LLP	1,446.17	Legal Fees	New World Symphony
4051	04/26/04	Squire, Sanders & Dempsey, LLP	2,449.75	Legal Fees	New World Symphony
4110	05/26/04	Squire, Sanders & Dempsey, LLP	2,418.93	Legal Fees	New World Symphony
			<u>11,186.91</u>		
TOTAL NEW WORLD SYMPHONY			11,186.91		

Redevelopment Agency - City Center District
Check & Wire Transfer Register by Project & Type of Expense
Fiscal Year 2004 (through August 31, 2004)

Check #	Date	Payee	Amount	Type of Expense	Project or N/A
4128	06/03/04	City of Miami Beach	4,909.30	CMB Construction Mgmt.	Conv. Ctr. Storm Water Impr
4185	06/30/04	City of Miami Beach	4,079.08	Reimb CMB: Hazen & Sawyer	Conv. Ctr. Storm Water Impr
4186	06/30/04	City of Miami Beach	3,744.58	Reimb CMB: Hazen & Sawyer	Conv. Ctr. Storm Water Impr
			<u>12,732.96</u>		
TOTAL CONV. CTR. STORM WATER IMPROV			12,732.96		
3927	02/23/04	City of Miami Beach	19,650.00	CMB Construction Management	Washington Ave. Streetscape
4193	06/30/04	Ric-Man International, Inc.	492,730.21	ROW Infrastructure Improvements	Washington Ave. Streetscape
			<u>512,380.21</u>		
TOTAL WASHINGTON AVE. STREETScape			512,380.21		
4102	05/20/04	A.M. Stern Architects	81,802.19	Professional Architectural Services	Rotunda
4127	06/03/04	Edward Lewis Architects	4,320.00	Professional Architectural Services	Rotunda
			<u>86,122.19</u>		
TOTAL ROTUNDA			86,122.19		
3927	02/23/04	City of Miami Beach	4,721.00	CMB Construction Management	Flamingo
			<u>4,721.00</u>		
TOTAL FLAMINGO BID C			4,721.00		
3927	02/23/04	City of Miami Beach	16,389.00	CMB Construction Management	R.O.W.
3983	03/22/04	City of Miami Beach	15,014.25	Reimb. CMB for Hazen & Sawyer	R.O.W.
4014	04/07/04	City of Miami Beach	3,665.23	Reimb. CMB for Hazen & Sawyer	R.O.W.
			<u>35,068.48</u>		
TOTAL R.O.W. - CONV. CENTER STSCPE			35,068.48		
REPORT TOTAL			<u>\$ 38,122,856.27</u>		

ATTACHMENT “A”

**SUMMARY OF MAJOR
PROJECTS**

REDEVELOPMENT PROJECTS (Planned and/or Underway)

City Center Projects:

Project

Status - as of 8/31/04

Beachwalk Project

An at-grade, landscaped pedestrian beachwalk, connecting 21st Street to Lummus Park, designed and engineered by Coastal Systems International. The Project was permitted by the State of Florida in March, 1998. The Project was contested by a property owner and was stalled for almost 5 years in court. In November, 2001, the City received a Partial Notice to Proceed from the State of Florida as a result of a favorable finding for City by the courts. The full permit was issued in April 2002. Plans and bid specifications for the Beachwalk as well as the street-end improvements for 17th and 18th Street street-ends, which are part of the Beachwalk, have been updated and completed by the Architect. The Project was put out to bid during the last week of August 2002. Proposals were received during the last week of October. On November 13, 2002, the RDA awarded a contract to R. L. Saum Construction Co. to proceed with the project and appropriated \$3.7 million. Construction began during mid-March 2003 and is being phased as to mitigate adverse impact to area hotels and businesses fronting the beach. The project is anticipated to be substantially complete in July/August 2004.

Total Project Cost: \$4.5 Million

Total CRA participation: \$4.5 Million - Construction

17th & 18th Street-end Project

The current layout of the 17th and 18th Street street-ends poses severe limitations for traffic circulation and parking, especially as it relates to the operations of the Delano and Ritz Plaza Hotels. Coastal Systems contract for the design of the Beachwalk was amended to include the development of conceptual plans and cost estimates for the extension of 17th and 18th Streets, seaward to the ECL. Coastal Systems is recommending extending and reconstructing both street-ends to match the Boardwalk motif. The street-end cul-de-sacs are proposed to be relocated approximately 50 to 70 feet east, respectively, to enhance the conditions of the streets and improve the street-end layout. Extension and reconstruction of the two street-ends will require demolition and reconstruction of the public right-of-way with new curbing, paver block sidewalks, asphalt pavement, striping and signage. Construction Drawings and specifications have been updated to reflect FDOT improvements and tie-ins on Collins Avenue. The Street-end Project was originally bid as part of the Beachwalk Project and was to commence during Summer 2004, however due to certain event-related conflicts involving area hotels, the Project will most likely be put off till the next fiscal year and be awarded to a JOC contractor.

Total Project Cost (est): \$750,000

Total CRA participation: \$750,000 - Construction

Project

Status - as of 8/31/04

Collins Park Cultural Center

Implementation of a Master Plan calling for the development of a new regional library, streetscape and park improvements to link cultural activities in the area, including the Bass Museum and the Miami City Ballet. Land acquisition through eminent domain was completed in January 2002 and construction documents for the remaining portions of the Cultural Campus as identified in the Master Plan have been completed. On April 10, 2002, the City awarded the construction contract for the Library to the Tower Group. Construction began in May 2002 and achieved substantial completion in November 2003. A temporary certificate of occupancy (TCO) remains pending subject to the resolution of certain code requirements. Negotiations with Stern Architects failed to reach an agreement for the design of Collins Park. As such, the scope of work for the Park was included in the Request for Qualifications for the Rotunda, which is part of the old library that will be preserved and converted into a public venue for performing arts and public functions. An RFQ process has resulted in the selection MC Harry & Associates to undertake the design process. Contract negotiations were finalized and award of A/E Agreement was approved on July 28, 2004.

Total Project Cost: \$11.6 Million – includes land acquisition, streetscape and surrounding infrastructure improvements.

Total CRA participation: \$8.5 Million.

Colony Theater Project

The City has engaged the State of Florida's Department of Management Services to manage the restoration and renovation of the Colony Theater. Preliminary plans called for the removal of the rear 45 feet of existing building, construction of a new stage house, small second and third floor service areas behind the stage, a fourth floor "Backstage" area, elevator, stairs, and the addition of a new vestibule and exterior access ramp to provide ADA access to the stage. The historic preservation scope involves removing the existing marquee and storefront on Lincoln Road and restoring it to its original historic appearance and modifying the interior lobby, office and concession area to be more consistent with the building's original design. Construction drawings were completed on April 29, 2002. Due to delays with structural reviews and permitting, the Project start-up was delayed by approximately 6 months, beginning in late November, 2002, and is anticipated to be substantially complete by early 2005. To date, demolition of the main stage house, as well as, non-historic portions of the lobby are completed. Vertical construction on the site of the new stage house is well underway. On March 17, 2004, the RDA had to appropriate an additional \$1.6 Million towards the project to compensate for the loss of \$500,000 in State grant funds and to address certain unforeseen project costs, which is not untypical of historic renovation projects.

Total Project Cost: \$6.3 Million

Total CRA participation: \$4.5 Million - Construction

Project

Status - as of 8/31/04

New World Symphony

The Administration has successfully negotiated a Lease and Development Agreement with the New World Symphony (NWS) regarding its proposed lease of a portion of the 17th Street Surface Parking Lot to accommodate its Sound Space design concept (the Project). As envisioned, the proposed 50,000 square foot facility will provide state-of-the-art communication and media capabilities with performance, classroom, rehearsal and broadcast space. In addition to providing a world-renowned, state-of-the-art facility, another focal point for the community, and the basis for considering the facility's location on this site, is that it will incorporate giant video screen(s) on one or more facades of the building, allowing the public to view live and recorded broadcasts from around the world. The Master Plan contemplates situating the facility on the west surface lot, just to the north of the exiting NWS Theater on Lincoln Road. On July 30, 2003, the Development Agreement between the City of Miami Beach and the New World Symphony, following a duly noticed public hearing, was approved on first reading. A second and final reading of the Development Agreement was held on September 10, 2003, together with a Resolution approving a Lease Agreement, following a separate public hearing. The NWS engaged world-renowned Architect, Frank Gehry to spearhead the design of the project.

Conceptual design alternatives for the proposed project have been submitted for review by the City Manager were subsequently reviewed by the Planning Board on May 25, 2004. On July 28, 2004, the plans will be submitted to the City Commission, to consider the recommendations of the Planning Board and to select one of three proposed alternatives.

Separately, but related to the implementation of the 17th Street Master Plan and the realization of NWS' plans, proposals have been received in response to an RFQ for architectural and planning services for the programming and design of the City Hall Expansion Lot parking facility. On February 4, 2004, the City Commission authorized negotiations to proceed with the firm of Perkins and Will.

Total Project Cost: Soundspace - Min. \$40 million; Parking component - \$5 million; Park component - \$10 million
Total CRA participation: TBD

City Center Right-of-Way Improvement Project

The City Center Right of Way (ROW) Infrastructure Improvement Project is a \$19 million infrastructure project which includes the restoration and enhancement of right-of-ways/streetscapes throughout City Center, including roadway, sidewalk, curb and gutter, landscape, streetscape irrigation, lighting, potable water, and storm drainage infrastructure as needed. The estimated budget for the project is \$19,000,000. The estimated construction budget for the project is approximately \$17,000,000 which includes \$9,000,000 for streetscape; \$7,000,000 for stormwater improvements; and \$1,000,000 for water improvements.

Project

Status - as of 8/31/04

City Center Right of Way Improvement Project (con't)

Proposals were received in response to an RFQ for architectural and engineering services for the planning and design of the project. The selection process resulted in a contract award to Chen and Associates by the City Commission on September 8, 2004.

Total Project Cost: \$19 million

Total CRA participation: \$19 million

Botanical Garden Improvements

The Miami Beach Garden Conservancy has initiated efforts to achieve accreditation of the Botanical Garden through the American Association of Museums. To this end, the Conservancy has been working with the City of Miami Beach and the RDA to define the scope of capital improvements required to achieve this goal. The City identified approximately \$1.5 Million from Series 2000 General Obligation Bonds to undertake the improvements. In July, 2003, following an RFQ selection process, EDAW was selected to undertake the planning and design of the facility. The estimated cost to plan the improvements will be approximately \$86,000. A first design workshop was held in May 2004 and a second was held on September 21, 2004. A Final Concept Plan is expected in January 2005.

Total Project Cost: \$1.5 million

Total CRA participation: None - TBD

**CITY OF MIAMI BEACH
MIAMI BEACH REDEVELOPMENT AGENCY ITEM SUMMARY**



Condensed Title:

A Resolution consenting to a modification of the Letter Agreement between the RDA, the City of Miami Beach and the Courts at South Beach, dated March 25, 2003, extending the closing date to December 31, 2004, subject to certain limitations and conditions and appropriating \$42,415.35 in available South Pointe Redevelopment Area Trust Funds towards improvements of the library space.

Issue:

On February 26, 2003, Miami Beach Redevelopment Agency (RDA) adopted Resolution 444-2003, authorizing the RDA to exercise its option to purchase the 5,000 square foot space (the "Facility") within "The Courts" project (f/k/a The Cobb Project) and to contribute the Facility to the City of Miami Beach for uses including a library and such other public uses as permitted and as mutually agreed to by the parties. The RDA Board further approved a Letter Agreement Modification of Paragraph 4 of the Fourth Extension and Clarification Agreement (the Letter "Agreement") between the Miami Beach Redevelopment Agency, the City of Miami Beach and the Courts (Developer), setting forth the parameters for the RDA to exercise its option. Among the provisions of the Letter Agreement was an extension of time to close on the transaction by September 30, 2004. Due to certain scheduling conflicts as well as remaining Certificate of Occupancy issues, outside of the Developer's control, the parties have mutually agreed to extend the closing date to no later than December 31, 2004. Staff has subsequently drafted a Modification to the Letter Agreement, defining the terms for the proposed extension. A copy is included with the Commission Memorandum.

The Developer has also submitted a cost break-down associated with the build-out of the library space, for which the Developer is seeking reimbursement for certain costs outside of the scope of work, totaling \$27,215.25, which the Administration has reviewed and considers reasonable. In addition, pursuant to the Letter Agreement, the RDA must reimburse the Developer for costs associated with the design, preparation of construction documents and permitting, totaling \$15,200.10. The combined total due to the Developer is \$42,415.35.

Item Summary/Recommendation:

Adopt the Resolution.

Advisory Board Recommendation:

Financial Information:

Source of Funds:		Amount	Account	Approved
<div style="border: 1px solid black; padding: 2px; display: inline-block;">S. Pointe TIF</div> Finance Dept.	1	\$42,415.35		
	2			
	3			
	4			
	Total			

City Clerk's Office Legislative Tracking:

Christina M. Cuervo/Kent O. Bonde

Sign-Offs:

Department Director	Assistant City Manager	City Manager
	<i>CNC</i>	<i>Jmz</i>

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AGENDA ITEM

3A

DATE

10-13-04

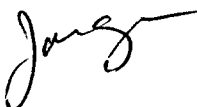
CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139
www.ci.miamibeachfl.gov



MIAMI BEACH REDEVELOPMENT AGENCY MEMORANDUM

To: Chairman and Members of the Board of the
Miami Beach Redevelopment Agency

From: Jorge M. Gonzalez
Executive Director 

Subject: **A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY CONSENTING TO EXECUTE A MODIFICATION OF THE LETTER AGREEMENT BETWEEN THE MIAMI BEACH REDEVELOPMENT AGENCY, THE CITY OF MIAMI BEACH AND THE COURTS AT SOUTH BEACH LIMITED, A FLORIDA LIMITED PARTNERSHIP F/K/A COBB PARTNERS SOUTH BEACH LIMITED, DATED MARCH 25, 2003; SAID MODIFICATION EXTENDING THE CLOSING DATE ON THE LIBRARY FACILITY TO DECEMBER 31, 2004, SUBJECT TO CERTAIN CONDITIONS AND LIMITATIONS EXPRESSED THEREIN; AND FURTHER APPROPRIATING \$42,415.35 IN AVAILABLE SOUTH POINTE REDEVELOPMENT AREA TRUST FUNDS TOWARD IMPROVEMENTS TO THE LIBRARY SPACE.**

RECOMMENDATION:

Adopt the Resolution.

ANALYSIS:

On February 26, 2003, Miami Beach Redevelopment Agency (RDA) adopted Resolution 444-2003, authorizing the RDA to exercise its option to purchase the 5,000 square foot space (the "Facility") within "The Courts" project (f/k/a The Cobb Project) and to contribute the Facility to the City of Miami Beach for uses including a library and such other public uses as permitted and as mutually agreed to by the parties. The RDA Board further approved a Letter Agreement Modification of Paragraph 4 of the Fourth Extension and Clarification Agreement between the Miami Beach Redevelopment Agency, the City of Miami Beach, and the Courts at South Beach Limited, a Florida limited partnership f/k/a Cobb Partners South Beach, Ltd., dated July 26, 2000 (the "Letter Agreement"). The Letter Agreement which was executed on March 25, 2003, sets forth the parameters for the RDA to exercise its option and provided for the following:

- extending the timeframe for the closing of the transaction until September 2004, instead of within 180 days of March 31, 2003;
- delaying payment of the first installment in the amount of \$27,500 until the closing date in September, 2004, with each additional nine installment of \$27,500 to be paid on the anniversary date of the exercise of the closing of the transaction; and
- Allowing the Developer to remain in the facility and continue its Sales Center use until April 2004, provided that Developer perform the retrofit/build-out of the 5,000 square foot space, which is to be completed by September 2004, and at its sole cost, estimated to be approximately \$86,420.

On April 14, 2004, subsequent to extensive community input and support, the RDA Board authorized the Administration to commit the 5,000 square foot facility for use as a Library. Since this time, the Developer has proceeded to build out the space according to plans and specifications provided by the Miami-Dade County Library System, which upon completion, will include a computer facility, an expanded book collection, and a children's area for story-reading programs.

On September 23, 2004, the RDA and the Developer determined that due to conflicting schedules during the last week of September and first week of October, 2004, it would be within the best interest of the parties to extend the closing date to a mutually acceptable date in the future. On September 30, 2004, a meeting was held on-site with the Developer, representatives from the Library System and City staff to conduct a walk-through of the space, which received a TCO on October 1, 2004. Although the space has been completed, a full Certificate of Occupancy (CO), cannot be obtained until the Library System installs the shelving and furnishings, which is anticipated to occur during the first week of December, 2004. Once this happens, Accessibility can sign off on the permit.

Since the CO is not subject to a delay by the Developer, the Administration recommends extending the closing date to no later than December 30, 2004. This will also preclude the City from having to maintain the space until such time that the Library installs the furnishings and the CO is granted.

Staff has subsequently drafted the attached Modification to the Letter Agreement, which shall serve to modify and amend the understanding between parties with respect to the closing provisions stipulated on Page 2, Paragraph 7 of the Letter Agreement. The proposed modifications are as follow:

- The extension of time for closing the transaction is granted so that closing may be delayed until no later than December 30, 2004, instead of September 30, 2004.
- Developer acknowledges and agrees it will remain responsible for obtaining final CO upon Miami-Dade Library System's placement of furnishings within the premises, anticipated to occur around December 1, 2004.
- Closing of the transaction shall be contingent upon completion of improvements to the facility by the Developer and obtaining a final CO.

Pursuant to the terms of the Interlocal Agreement between the City of Miami Beach and Miami-Dade County dated June 20, 1986, the City is responsible to "pay all costs to relocate the library". As such, in March 2003, the City negotiated for the Developer to complete a substantial portion of the retrofit required by the Library in exchange for an extended closing date and their continued use of the space during said period. Accordingly, the Developer has furnished the RDA with a breakdown of costs and back-up for the build-out of the space, totaling \$112,858.35, a copy of which is included with this memorandum. While the retrofit/build-out of the space was the sole responsibility of the Developer, the scope was only to include demolition of the demising walls, installation of electrical lines, lighting, sprinklers, HVAC and conduits with pull strings for computer and data lines. However, in order to finish the space to meet the Library System's criteria as well as to address certain code and regulatory requirements, the Developer had to exceed

the defined scope and is seeking reimbursement for this work, in the amount of \$27,215.25. This additional scope included installation of a drop ceiling, new flooring and painting. It should be noted that the Developer was also seeking reimbursement for the installation of drywall, but subsequently agreed to incur the cost as part of the construction budget.

Pursuant to the terms of the Letter Agreement, the design, preparation of construction documents and permitting costs are the obligation of the RDA, at a total cost of \$15,200.10. As such, the Administration recommends appropriating a total of \$42,415.35 from available South Pointe Redevelopment Area Trust Funds, to reimburse the Developer for costs related to the build-out of the library space.

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Enclosures: Modification of Letter Agreement dated March 25, 2003
Library space cost break-down

South Shore Library Cost Break-Down

Developer's Base Scope (per Letter Agreement, dated March 25,2003)

Fire Sprinkler	\$ 5,943.00
HVAC	\$ 14,000.00
Electrical & Lighting	\$ 30,500.00
Fire Security	\$ 4,000.00
Total Base Scope:	<u>\$ 54,443.00</u>
Add'l Scope	<u>\$ 16,000.00</u>
Total Developer's Costs:	<u>\$ 70,443.00</u>

Costs To RDA

Add't Scope:	
Painting	\$ 3,780.00
Ceiling	\$ 10,500.00
Flooring	\$ 12,935.25
Total Add't'l Scope:	<u>\$ 27,215.25</u>
Obligations:	
Design Costs	\$ 13,500.00
Permit Costs	\$ 1,700.10
	<u>\$ 15,200.10</u>

Total Cost to RDA: \$ 42,415.35

TOTAL COSTS: \$ 112,858.35

Miami Beach Redevelopment Agency

1700 Convention Center Drive, Miami Beach, Fl. 33139
<http://ci.miami-beach.fl.us>

Miami Beach Redevelopment Agency
Facsimile (305) 673-7772

Telephone (305) 673-7193

October 5, 2004

Courts at South Beach Limited,
a Florida limited partnership
f/k/a Cobb Partners South Beach, Ltd.
20803 Biscayne Boulevard
Suite 200
Aventura, Florida 33180

Attn: Alan M. David

Re: Modification to Letter Agreement between the Miami Beach Redevelopment Agency, the City of Miami Beach, and the Courts at South Beach Limited, a Florida limited partnership f/k/a Cobb Partners South Beach, Ltd., dated March 25, 2003

Dear Mr. David:

Pursuant to our discussion on September 23, 2004, this Letter Agreement shall serve to modify and amend the understanding between the Miami Beach Redevelopment Agency (RDA), the City of Miami Beach, and the Courts at South Beach Limited, a Florida limited partnership f/k/a Cobb Partners South Beach, Ltd., (Developer), with respect to the closing provisions/or Library Facility (the Facility) stipulated on Page 2, Paragraph 7 of the above-referenced Letter Agreement, dated March 25, 2003.

It is hereby mutually agreed between the Parties that:

- The extension of time for closing of the transaction requested by the RDA is granted so that the closing on the Facility shall occur no later than December 30, 2004, instead of September 30, 2004.
- Developer has obtained a Certificate of Completion (CC) for the Facility, a copy of which is attached hereto, for the completion of the retrofit, and vacated the Facility. The City acknowledges and agrees that all obligations and requirements of Developer for construction and retrofit of the Facility have been met by Developer. The items required to obtain the final C.O. for the Facility are solely within the control of the City and Miami-Dade Library System. Developer acknowledges and agrees it will apply for the final C.O. upon written notice to make such application from the RDA/City. In the event the final C.O. is not obtained on or before December 30, 2004, for reasons other than Developer's failure to apply for same, the closing shall nevertheless take place as set forth herein, and the RDA shall hold Developer harmless from any liability, cost or expense associated with obtaining the C.O. If, and to the extent any additional construction and/or retrofit work is required to obtain the final C.O., the cost of such work shall be borne exclusively by the City.

- Payment of the first installment, in the amount of \$27,500, will be delayed until the closing date (to occur on or before December 30, 2004), with each of the additional nine installments of \$27,500 to be paid on the anniversary date of the closing of the transaction. Closing adjustments and prorations including, but not limited to, real estate taxes and condominium assessments shall be made as of September 30, 2004. In addition to the first installment of the purchase price, the RDA shall also pay in cash at closing the sum of \$42,415.35, which sum represents the cost of its share of the Facility improvements, as set forth in Exhibit 1.

Should you agree with the preceding terms and conditions of this Letter Agreement Modification, please have a duly authorized representative of the Courts at South Beach Limited, a Florida limited partnership f/k/a Cobb Partners South Beach, Ltd., acknowledge and execute in the space provided below. A fully executed copy will be provided to the duly authorized representative. All other terms and conditions of the Modification of Paragraph 4 of the Fourth Extension and Clarification Agreement, dated March 25, 2003, shall remain in full force and effect.

ATTEST:

THE COURTS AT SOUTH BEACH
LIMITED f/k/a Cobb PartnersSouth Beach,
Ltd., a Florida limited partnership

By: _____

By: PACIFIC INTERNATIONAL SOUTH
BEACH, INC., a Florida
corporation, a General Partner

By: _____
ALAN DAVID, Vice President

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ALAN DAVID, well known to me or who presented identification in the form of _____, the Vice President of PACIFIC INTERNATIONAL SOUTHBACH, INC., a Florida corporation, a General Partner, and who took an oath, acknowledging that he executed the above and foregoing document as his free act and deed, for an on behalf of said corporation as its duly authorized representative, for the purposes set forth therein, and that the seal affixed thereto is the true and correct seal of said Agency.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, on this ____ day of _____, 2004.

Name _____
Notary Public, State of Florida at Large

ATTEST:

MIAMI BEACH REDEVELOPMENT
AGENCY

By: _____

BY: _____

JORGE M. GONZALEZ
Executive Director

STATE OF FLORIDA

)

)SS

COUNTY OF MIAMI-DADE

)

BEFORE ME, the undersigned authority duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JORGE M. GONZALEZ, well known to me or who presented identification in the form of _____, the Executive Director of the Miami Beach Redevelopment Agency, and who took an oath, acknowledging that he executed the above and foregoing document as his free act and deed, for an on behalf of said Agency as its duly authorized representative, for the purposes set forth therein, and that the seal affixed thereto is the true and correct seal of said Agency.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, on this ____ day of _____, 2004.

Name

Notary Public, State of Florida at Large

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Miami Beach Redevelopment Agency

1700 Convention Center Drive, Miami Beach, FL 33139
<http://ci.miami-beach.fl.us>

Miami Beach Redevelopment Agency

Telephone (305) 673-7193
Facsimile (305) 673-7772

March 25, 2003

Courts at South Beach Limited,
a Florida limited partnership
f/k/a Cobb Partners South Beach, Ltd.
20803 Biscayne Boulevard
Suite 200
Aventura, Florida 33180

Attn: Alan M. David

Re: Modification of Paragraph 4 of Fourth Extension and Clarification Agreement
between the Miami Beach Redevelopment Agency, the City of Miami Beach,
and the Courts at South Beach Limited, a Florida limited partnership
f/k/a Cobb Partners South Beach, Ltd., dated July 26, 2000

Dear Mr. David:

This Letter Agreement shall serve to modify and amend the understanding between the Miami Beach Redevelopment Agency, the City of Miami Beach, and the Courts at South Beach Limited, a Florida limited partnership f/k/a Cobb Partners South Beach, Ltd., with respect to Paragraph 4 of that certain document entitled Fourth Extension and Clarification Agreement, dated July 26, 2000, with respect to the Agency's right to exercise its option to purchase the Library facility, as defined therein, and the parties' respective obligations thereto. The terms of this Letter Agreement shall only serve to amend and supplement Paragraph 4 of the Fourth Extension but, where in conflict therewith, the terms of this Letter Agreement shall prevail and govern the understanding between the Parties with respect to the Agency's option to purchase the Library Facility.

The Miami Beach Redevelopment Agency is exercising its option to purchase a 5,000 commercial condominium space located at 131 Alton Road, (the "Facility") in accordance with Paragraph 4 of that certain Fourth Extension and Clarification Agreement dated July 26, 2000 (the "Fourth Extension"), by and among the Miami Beach Redevelopment Agency (the "RDA"), the City of Miami Beach (the "City"), and the Courts at South Beach Limited, a Florida limited partnership f/k/a Cobb Partners South Beach, Ltd. (the "Developer"), as same is herein amended by the Parties thereto.

The Fourth Extension allowed for the RDA to purchase the commercial condominium space and contribute the space to the City of Miami Beach for use as a Library facility. The Parties also acknowledged that the intent to so utilize this commercial space for a library may no longer be feasible or desirable due to other library facilities that have been constructed in the general area and the inability or unwillingness of Miami-Dade County to allow and/or support the maintenance

of another library at the subject location. However, the Parties also recognized that there may be other public needs of the City that can be met through the acquisition of the Library space. As a result, the Parties agreed that the RDA shall have the option to obtain ownership of what was previously identified as the Library facility for any other public purpose, such as, but not limited to, a police sub-station or administrative fire or police office facilities, or such other public usage that is mutually agreed to by the Parties.

On February 26, 2003, the RDA Board adopted Resolution No. 444-2002, which authorized the acquisition of the space, provided that a pre-approved list of public uses be identified prior to the acquisition, and that terms be identified for the event that your organization is not able to vacate the space by September, 2004.

Therefore, a community meeting was held on March 13, 2003, during which the community indicated a preference for the entire 5,000 sf space to be utilized as a library facility.

This Letter Agreement shall also confirm your meeting with members of my staff on March 17, 2003, during which the following list of pre-approved public uses were identified:

- Public purposes outlined in the Fourth Extension and Clarification Agreement dated July 26, 2000 between the City, the RDA, and the Courts at South Beach Limited, a Florida limited partnership f/k/a Cobb Partners South Beach, Ltd., such as a police sub-station or administrative fire or police office facilities;
- Office space for cultural organizations and/or organizations which serve as arts incubators;
- A library facility.

The Fourth Extension stipulates that once the option is exercised, the RDA shall pay \$275,000 in 10 yearly installments starting with the first installment at the time of notice of exercise of the option, and each additional installment of \$27,500 is to be paid on the anniversary date of the exercise of the option. However, the Developer has requested to be allowed to remain in the facility which it is now using as a sales center and complete the build-out and close the transaction by September 30, 2004. Therefore, as part of the City and the RDA's agreement to allow the Developer the extended use of the facility, the first installment payment will be due on the closing date, September 30, 2004, with additional installments to be paid henceforth over the next nine years.

Also, the Fourth Extension states that the designated space was offered to the RDA "as is" and "where is". However, because the City will allow the Developer to continue using the space as its sales center until September 2004, the Developer agreed to perform the retrofit/build-out of the 5,000 square foot space by September 30, 2004, at its sole cost and expense as outlined below.

Therefore, the RDA's exercise of the option to purchase the facility is contingent upon the aforementioned and the following understandings between the Parties:

- An extension of time for the closing of the transaction is granted so that the closing may be delayed until September 30, 2004, instead of within 180 days of March 31, 2003;
- Payment of the first installment in the amount of \$27,500 is delayed until the closing date on September 30, 2004, with each additional nine installments of \$27,500 to be paid on the anniversary date of the exercise of the closing of the transaction;

- The Developer may remain in the Library facility and continue its sales center use until September 30, 2004, provided that the Developer performs the retrofit/build-out of the 5,000 square foot space, at its sole cost, pursuant to the attached permitted Lighting and Electrical Drawing #LE2, dated November 11, 1994, as modified, and which will also include three extra electrical drops, demolition of the demising wall, sprinklers, HVAC, conduits with pull strings for computer and data lines;
- Developer will procure the design, preparation of construction documents, and/or permitting fees and the City will pay the costs in connection therewith;
- If Developer's obligations have not been met by September 30, 2004, and the Developer has not achieved final completion of the retrofit and/or vacated, then from October 1, 2004 until Developer achieves final completion of the retrofit and vacates the space, a penalty in the amount of \$7,000 per month (equivalent to approximately \$17 per square foot annually) will apply.

Should you agree with the preceding terms and conditions of this Letter Agreement Modification, please have a duly authorized representative of the Courts at South Beach Limited, a Florida limited partnership f/k/a Cobb Partners South Beach, Ltd., acknowledge and execute in the space provided below. A fully executed copy will be provided to the duly authorized representative. All other terms and conditions of the Fourth Extension and Clarification Agreement, dated July 26, 2000, shall remain in full force and effect.

ATTEST:

By: _____

THE COURTS AT SOUTH BEACH
LIMITED f/k/a Cobb Partners South Beach,
Ltd., a Florida limited partnership

By: PACIFIC INTERNATIONAL
SOUTH BEACH, INC., a Florida
corporation, a General Partner

By: _____

ALAN DAVID, Vice President

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

BEFORE ME, the undersigned authority duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ALAN DAVID, well known to me or who presented identification in the form of _____, the Vice President of PACIFIC INTERNATIONAL SOUTHBEACH, INC., a Florida corporation, a General Partner, and who took an oath, acknowledging that he executed the above and foregoing document as his free act and deed, for an on behalf of said corporation as its duly authorized representative, for the purposes set forth therein, and that the seal affixed thereto is the true and correct seal of said Agency.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, on this 26 day of March, 2003.

Name _____

Notary Public, State of Florida at Large

Notary Public - State of Florida
My Commission Expires Jun 20, 2004
Commission # CC912849

ATTEST:

MIAMI BEACH REDEVELOPMENT AGENCY

By: Ric Rodriguez

By: Jorge M. Gonzalez
JORGE M. GONZALEZ
Executive Director

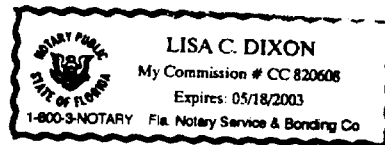
STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

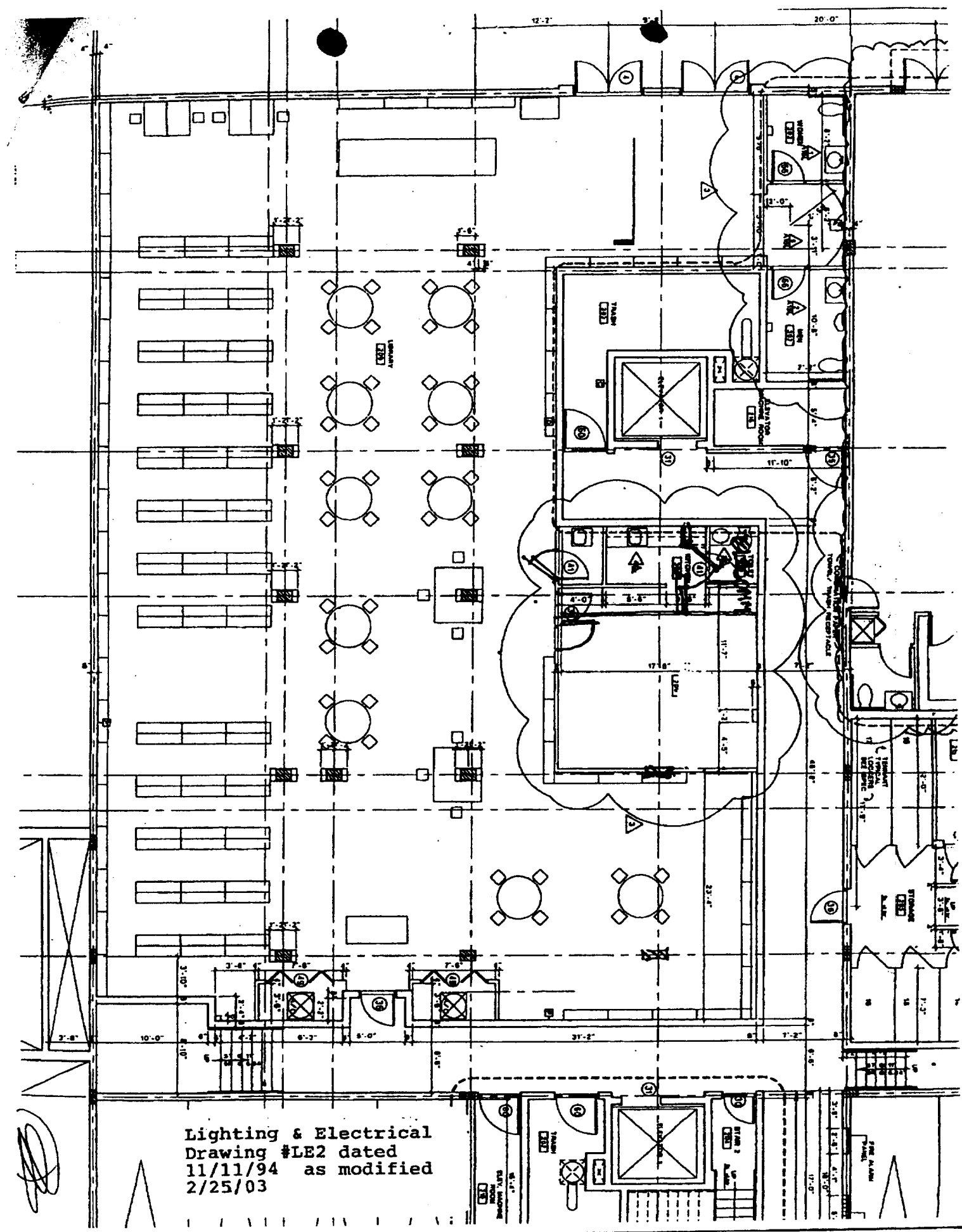
BEFORE ME, the undersigned authority duly authorized in the State and County aforesaid to take acknowledgments, personally appeared JORGE M. GONZALEZ, well known to me or who presented identification in the form of W/A, the Executive Director of the Miami Beach Redevelopment Agency, and who took an oath, acknowledging that he executed the above and foregoing document as his free act and deed, for an on behalf of said Agency as its duly authorized representative, for the purposes set forth therein, and that the seal affixed thereto is the true and correct seal of said Agency.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, in the State and County aforesaid, on this 27 day of MARCH, 2003.

Lisa C. Dixon
Name LISA C. DIXON
Notary Public, State of Florida at Large

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Lighting & Electrical
Drawing #LE2 dated
11/11/94 as modified
2/25/03

RESOLUTION NO. 2004-25544

A RESOLUTION OF THE MAYOR AND MEMBERS OF THE CITY COMMISSION ADOPTING THE RECOMMENDATION OF THE CITY MANAGER AND AUTHORIZING THE ADMINISTRATION TO COMMIT THE 5,000 SQUARE FOOT SPACE WITHIN "THE COURTS" PROJECT (F/K/A THE COBB PROJECT) LOCATED AT 131 ALTON ROAD, MIAMI BEACH, FLORIDA, FOR USE AS A LIBRARY.

WHEREAS, Miami Beach Redevelopment Agency Resolution No. 444-2003, passed and adopted on February 26, 2003, authorized the Executive Director to exercise the RDA's option to purchase the 5,000 square foot space (the "Facility") within "The Courts" project (f/k/a The Cobb Project) and to contribute the Facility to the City of Miami Beach for uses including a library and such other public uses as permitted and as mutually agreed to by the parties; and

WHEREAS, the existing South Shore Library Branch, located at 225 Washington Avenue, is intended to be relocated to the Facility at 131 Alton Road; and

WHEREAS, the developer of The Courts project (Developer) is currently utilizing the Facility as its sales center, while it is preparing to commence the retrofit/build-out of the Facility, which is to be completed by September 2004; and

WHEREAS, the Developer is seeking direction as to the final space configuration of the Facility, and concurrently, the Miami-Dade Public Library System has requested the City's commitment for an allocation of the entire Facility as a Library so that proper budgeting for the necessary books, materials, and computers may be secured; and

WHEREAS, during the February 26, 2003 Commission meeting, there was discussion concerning the possibility of utilizing the Facility as a Library, and for any other public purpose which would be mutually agreed to between the City/RDA and Developer; and

WHEREAS, during the February 26, 2003 City Commission meeting, the Administration stated it would be prepared to make a recommendation as the April 2004 date approaches and when the retrofit of the space needs to begin; and

WHEREAS, on March 13, 2003, a community meeting was held, during which the members of the public present indicated a preference for the entire Facility to be utilized as a Library; and

WHEREAS, on March 25, 2003, a Letter Agreement Modification to Paragraph 4 of the Fourth Extension and Clarification Agreement between the Miami Beach Redevelopment Agency, the City of Miami Beach, and the Courts at South Beach Limited,

a Florida limited partnership f/k/a Cobb Partners South Beach, Ltd. (Developer), dated July 26, 2000, was executed, which identified the following as "other public uses as permitted and as mutually agreed to by the parties":

- Public purposes outlined in previous agreements such as a police sub-station or administrative fire or police office facilities;
- Office space for cultural organizations and/or organizations which serve as arts incubators;
- A library facility; and

WHEREAS, while the City Commission has requested the Administration to consider additional public purpose uses for the Facility, the Administration believes it is not in the City's best interest to retrofit the Facility for more than one use or for shared uses, for the following reasons:

- Members of the community have expressed they prefer the Facility be purchased for the exclusive use of relocating and expanding the South Shore Library Branch. They do not support the sharing of the Facility between the Library System and other public purposes;
- The Miami-Dade County Library System has prepared a schematic plan for the library relocation and expansion utilizing the Facility which envisions more space for a computer facility, an expanded book collection, and a children's area for story-reading programs;
- The Facility is currently built for a single user with one set of restrooms and only minimal means of egress. Therefore, the permitting requirements of retrofitting the Facility to allow for a second occupant may result in additional restroom requirements and a requirement for an additional means of ingress and egress, which will substantially affect the retrofit cost and timeframe for construction.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, that the Mayor and City Commission hereby adopt the recommendation of the City Manager and hereby authorize the Administration to commit the 5,000 square foot space within "The Courts" project (F/K/A The Cobb Project), located at 131 Alton Road, Miami Beach, Florida, for use as a Library.

PASSED and ADOPTED this 14th day of April 2004.


MAYOR

ATTEST:

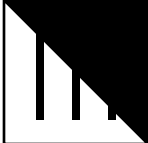

CITY CLERK

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**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**


City Attorney

4-5-04
Date



RESOLUTION NO. _____

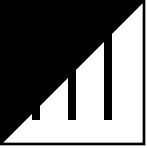
A RESOLUTION OF THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY (RDA) APPROVING AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A MODIFICATION OF THE LETTER AGREEMENT BETWEEN THE MIAMI BEACH REDEVELOPMENT AGENCY, THE CITY OF MIAMI BEACH AND THE COURTS AT SOUTH BEACH LIMITED, A FLORIDA LIMITED PARTNERSHIP F/K/A COBB PARTNERS SOUTH BEACH LIMITED, DATED MARCH 25, 2003; SAID MODIFICATION EXTENDING THE CLOSING DATE ON THE LIBRARY FACILITY TO DECEMBER 31, 2004, SUBJECT TO CERTAIN CONDITIONS AND LIMITATIONS EXPRESSED THEREIN; AND FURTHER APPROPRIATING \$42,415.35 IN AVAILABLE SOUTH POINTE REDEVELOPMENT AREA TRUST FUNDS TOWARD IMPROVEMENTS TO THE LIBRARY FACILITY.

WHEREAS, on February 26, 2003, the Chairman and Members of the Miami Beach Redevelopment Agency (RDA) adopted Resolution 444-2003, authorizing the RDA to exercise its option to purchase the 5,000 square foot space within "The Courts" project (f/k/a The Cobb Project) and to contribute the facility to the City of Miami Beach for uses including a library and such other public uses as permitted and as mutually agreed to by the parties (the Library Facility); and

WHEREAS, on March 25, 2003, the parties also exercised a Letter Agreement Modification of Paragraph 4 of the Fourth Extension and Clarification Agreement between the Miami Beach Redevelopment Agency, the City of Miami Beach, and the Courts at South Beach Limited, a Florida limited partnership f/k/a Cobb Partners South Beach, Ltd. (the "Parties"), dated July 26, 2000 (the "Letter Agreement"); and

WHEREAS, the Letter Agreement sets forth the parameters for the RDA to exercise its option to purchase the Library Facility and generally provides for the following:

- extending the timeframe for the closing of the transaction until September 2004, instead of within 180 days of March 31, 2003;
- delaying payment of the first installment, in the amount of \$27,500, until the closing date in September, 2004, with each additional nine installments of \$27,500 to be paid on the anniversary date of the exercise of the closing of the transaction;
- allowing the Developer to remain in the Library Facility and continue its Sales Center use until April 2004, provided that the Developer perform the retrofit/build-out of the 5,000 square foot space, which was to be completed by September 2004, at its sole cost; and



WHEREAS, on April 14, 2004, subsequent to extensive community input and support, the RDA authorized the Administration to commit the 5,000 square foot space for use as a Library Facility; and

WHEREAS, in accordance with the provisions of the Letter Agreement, the Developer has proceeded to build out the Library Facility according to plans and specifications provided by the Miami-Dade County Library System, which upon completion, will include a computer facility, an expanded book collection, and a children's area for story-reading programs; and

WHEREAS, the Library Facility received a Temporary Certificate of Occupancy (TCO) on October 1, 2004, but cannot obtain a full Certificate of Occupancy (CO), until the Library System installs the shelving and furnishings, which is anticipated to occur during the first week of December, 2004; and

WHEREAS on September 23, 2004, the Parties determined that due to conflicting schedules during the last week of September and first week of October, 2004, it would be within the best interest of the parties to extend the closing date to a mutually acceptable date in the future; and

WHEREAS, the City and RDA Administration recommend extending the closing date to no later than December 30, 2004; and

WHEREAS, the City and RDA Administration recommend approving the attached Letter Agreement, which serves to modify and amend the understanding between the Parties with respect to the closing provisions stipulated on Page 2, Paragraph 7 of the Letter Agreement, dated March 25, 2003, as follows:

- the extension of time for closing the transaction is granted so that closing may occur no later than December 30, 2004, instead of September 30, 2004;
- the Developer acknowledges and agrees it will remain responsible for obtaining final CO upon Miami-Dade Library System's placement of furnishings within the premises, anticipated to occur around December 1, 2004;
- closing of the transaction shall be contingent upon completion of improvements to the Library Facility by the Developer and obtaining a final CO; and

WHEREAS, the Developer has furnished the RDA with a breakdown of costs and back-up for the build-out of the Library Facility, totaling \$112,858.35; and

WHEREAS, while the retrofit/build-out of the Library Facility was the sole responsibility of the Developer, the scope was only to include demolition of the demising walls, installation of electrical lines, lighting, sprinklers, HVAC and conduits with pull strings for computer and data lines; and

WHEREAS, in order to finish the Library Facility to meet the Library System's criteria as well as to address certain code and regulatory requirements, the Developer had to exceed the defined scope and is seeking reimbursement for this work, in the amount of \$27,215.25; and

WHEREAS, pursuant to the terms of the Letter Agreement, the design, preparation of construction documents and permitting costs are the obligation of the RDA, at a total cost of \$15,200.10; and

WHEREAS, the Administration recommends appropriating a total of \$42,415.35 from available South Pointe Redevelopment Area Trust Funds, to reimburse the Developer for costs related to the build-out of the Library Facility.

NOW, THEREFORE, BE IT DULY RESOLVED BY THE CHAIRMAN AND MEMBERS OF THE MIAMI BEACH REDEVELOPMENT AGENCY, FLORIDA, that the Chairman and Members of the Miami Beach Redevelopment Agency hereby approve and authorize the Executive Director to execute a Modification of the Letter Agreement between the Miami Beach Redevelopment Agency, the City of Miami Beach and the Courts at South Beach Limited, a Florida Limited Partnership, f/k/a Cobb Partners South Beach Limited, dated March 25, 2003; said Modification extending the closing date to December 31, 2004, subject to certain conditions and limitations; and further appropriating \$42,415.35 in available South Pointe Redevelopment Area Trust Funds toward improvements to the Library Facility.

PASSED AND ADOPTED this 13th day of October, 2004.

ATTEST:

CHAIRMAN

SECRETARY

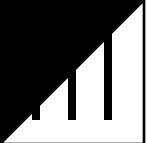
**APPROVED AS TO
FORM & LANGUAGE
& FOR EXECUTION**

Date

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 10-6-04

Redevelopment Agency **Date**
General Counsel



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